



Thursday, October 05, 2006

+ Back Print

**Watershed Protection and Development Review
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 24

Subject: Approve an ordinance waiving the development regulations of Ordinance No. 20060309-058 to allow the construction of a duplex at 1205 Norwalk Lane, Austin, TX.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

Additional Backup Material

(click to open)

- ☐ [Backup-Part1](#)
- ☐ [Backup-Part2](#)
- ☐ [Backup-Part3](#)
- ☐ [Backup-Part4](#)
- ☐ [Backup-Part5](#)
- ☐ [Backup-Part6](#)
- ☐ [Draft Ordinance](#)
- ☐ [Staff Report](#)

For More Information: Joi Harden, 974-3345; Erica Eichert, 974-2720

On March 9, 2006 the City Council adopted development regulations which provided development limits in subdivisions within the City limits for which the original plat was approved before March 7, 1974, or on a tract that may legally be developed without being platted. For a building permit for a new structure on a vacant lot, the new structure's size is limited to the greater of:

a) 0.4 to 1 floor-to-area ratio; or b) 2,500 square feet.

This ordinance includes a provision which allows City Council to waive the development limitations if the Council determines that the development regulations impose an undue hardship on the applicant, the development proposed by the applicant will not adversely affect public health, safety, and welfare, and waiving the regulations will not have a substantially adverse impact on neighboring properties.

Applicant Mr. Steve D. Beuerlein is requesting a waiver from Ordinance No. 20060309-058 in order to construct a two story duplex at 1205 Norwalk Lane, Austin, TX. The new two story duplex will have 5708 square feet of gross floor area. The proposed development exceeds the floor to area ratio and square footage limitations under Ordinance No. 20060309-058. The proposed development would comply with all other zoning regulations, including building and impervious cover limitations as well as height requirements.

Staff recommends approval of the waiver request based on the information that the applicant has provided.

Steve D. Beuerlein
1802 West Avenue, #100
Austin, Texas 78701

August 23, 2006

Director
Watershed Protection and Development Review Department
505 Barton Springs Road
Austin, Texas 78703
c/o: Joi Harden

RE: WillHale Subdivision, Lot 2 - (1205 Norwalk Lane, Units C & D)

Ms. Harden,

I am writing to request a waiver from the Interim Residential Development Ordinance (Ordinance No. 20060309-058, hereinafter the "IO") as a result of the extraordinary, undue hardship that it places on the above referenced property. Please review attached Exhibits which detail the finding of hardship as well as the appropriateness of IO waiver; these include,

- A. Civil Engineer's letter stating no negative effect on drainage resulting from proposed structure
- B. Evidence that the subject property complies with the 1998 City Land Development Code (LDC) and thus is consistent with the intent of the exemption provision in Part 3(A)(1) of the IO, due to post-1974 resubdivision date
- C. Evidence the subject property is part of an on-going duplex subdivision begun in 1999, with layout and design resulting from cooperation and negotiation with the pertinent neighborhood organization (West Austin Neighborhood Group)
- D. Records of the property owner's project costs incurred prior to adoption of the IO
- E. Photographs showing that the proposed structure is compatible and consistent with adjacent properties and neighboring land uses
- F. TCAD print-outs, zoning map, plat maps, and statistical comparisons illustrating that waiver of the IO will not adversely impact neighboring properties
- G. Calculation and analysis of proposed structure's FAR, height, and impervious coverage

Please schedule this waiver request for Council consideration at the earliest possible date. Do not hesitate to contact me at 472-3020 should you have any questions or comments in this regard.

Signed


Steve D. Beuerlein

WAIVER APPLICATION CHECKLIST

Failure to provide the information identified in this checklist may result in your application being rejected or submitted incomplete.

✓ COMPLETE WAIVER APPLICATION

✓ COMPLETE & REVIEWED RESIDENTIAL APPLICATION

✓ SUPPORTING DOCUMENTATION

EX. B 1) PROOF OF HARDSHIP

EX. A 2) IMPACT ON DRAINAGE

✓ 2) NEIGHBORHOOD SUPPORT LETTERS

EX. D. 3) PROOF OF FINANCIAL INVESTMENT IN PROJECT

EX. E 4) PHOTOS OF PROPERTY & SURROUNDING PROPERTIES

✓ COPY OF TCAD'S APPRAISAL ROLL INDICATING

11,267 1) SQUARE FOOTAGE OF SUBJECT PROPERTY

EX. F 2) SQUARE FOOTAGE OF ADJACENT RESIDENCES

N/A 3) HOMESTEAD EXEMPTION

✓ COPY OF PLAT

N/A COPY OF APPROVED LAND STATUS DETERMINATION

EX. G. F.A.R. (FLOOR TO AREA RATIO) CALCULATION

✓ DRAWINGS FROM ARCHITECT OR ENGINEER (SEALED & DATED)

N/A DEMOLITION OR RELOCATE PERMIT MUST BE FILED ON 5TH FLOOR CONCURRENTLY (if applicable) BP# _____

EX. C OTHER Property is part of on-going project approved in 99, that partially constructed and sold prior to Interim Ordinance (I.O.)

You will be required to review your application with a Residential Zoning Planner.

You will be notified at this time of the next City Council hearing (Ord#2060216-043.)

CITY OF AUSTIN
REQUEST TO WAIVE DEVELOPMENT REGULATIONS
UNDER ORDINANCE NUMBER 20060309-058

STREET ADDRESS: 1205 Norwalk Ln.
 LEGAL DESCRIPTION: Subdivision WillHole Subdivision
 Lot(s) 2 Block _____ Outlot _____ Division _____
 Zoning District: SF-3 Neighborhood Plan (if applicable): _____

Type of work to be done (Select appropriate option and provide description of the proposed project):

☒ New Construction: Duplex
 _____ Addition: _____

Please select one of the following:

- ☒ 1. I request a waiver to the interim development regulations because the regulations impose an undue hardship as described: to does not take into account subdivision drainage improvements installed in 1999, interferes with on-going project, pre-dates ordinance, places financial hardship on property owner, and disallows construction of compatible residences.

The granting of this waiver will not adversely affect the public health, safety and welfare.

Explain: Drainage easement and stormwater detention facility are sufficient for 100-year storm event at build-out condition, in accordance with 1998 City Land Development Code.

Waiving the regulation will not have a substantially adverse impact on neighboring properties

Explain: Adjacent properties have consistent improvements; immediate neighborhood land uses are similar or more intensive

- ____ 2. The following development agreement permits the activity: _____

- ____ 3. I have acquired a right under Texas Local Government Chapter 245 (Issuance of Local Permits), or have a common law vested right that has been fully adjudicated by a court of competent jurisdiction. Please specify and provide supporting documentation: _____

ALL APPLICATIONS MUST BE ACCOMPANIED BY A RESIDENTIAL PERMIT APPLICATION

Signature of applicant/ owner: [Signature]

Note: The waiver application will be considered incomplete if the applicant fails to provide information requested in this application as well as requirements for residential building permit submittal. Please attach any additional information that will support your request, such as: photos, architectural drawings, letters of support from neighbors or additional documentation.

FOR STAFF USE

Date waiver application filed with City of Austin: _____

Date scheduled for City Council action: _____

- 1) Requested need to verify inspection & building coverage
 2) exceeding FAR
 3) subdivision platted prior to 1974

CITY OF AUSTIN

7/10

RESIDENTIAL PERMIT APPLICATION

(see comments)

| | | |
|---------------------|--------------|----------------|
| BP Number | BP-06-1950R | |
| Building Permit No. | | |
| Plat No. | | Date 8-14-2006 |
| Reviewer | J. J. Brines | |

PRIMARY PROJECT DATA

| | | | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|----------|--------------------|------------------------|
| Service Address | 1205 Norwalk Ln (LOT 2) | | Tax Parcel No. | |
| Legal Description | Lot 2 Block Subdivision Will Hale Subd. Section Phase | | | |
| If in a Planned Unit Development, provide Name and Case No. (attach final approved copies of subdivision and site plan) | | | | |
| If this site is not a legally subdivided lot, you must contact the Development Assistance Center for a Land Status Determination. | | | | |
| Description of Work | New Two Story Duplex w/ att. Garage, Covered Patio | | | |
| New Residence | | | | |
| Duplex | | | | |
| Garage | attached | detached | | |
| Carport | attached | detached | | |
| Pool | | | | |
| Remodel (specify) | 3/4" main (4 Bedrooms) | | | |
| Addition (specify) | Porch | | | |
| Other (specify) | | | | |
| Zoning (e.g. SF-1, SF-2...) | SF-3 | | Height of building | 29.5 ft. # of floors 2 |
| On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval. (LDC 25-2-551(B)(6)) | | | | |
| Does this site have a Board of Adjustment ruling? Yes No If yes, attach the B.O.A. documentation | | | | |
| Will this development require a cut and fill in excess of 4 feet? Yes No | | | | |
| Does this site front a paved street? Yes No A paved alley? Yes No | | | | |

VALUATIONS FOR REMODELS ONLY

| | | |
|-----------------------|----|--|
| Building | \$ | |
| Electrical | \$ | |
| Mechanical | \$ | |
| Plumbing | \$ | |
| Driveway & Sidewalk | \$ | |
| TOTAL | \$ | |
| (labor and materials) | | |

DATA FOR NEW CONSTRUCTION OR ADDITIONS ONLY

| | |
|----------------------------------------------|---------------|
| Lot Size | 11,267 sq.ft. |
| Job Valuation | \$575,000 |
| (Labor and materials) | |
| Total Job Valuation (remodels and additions) | \$ |
| (Labor and materials) | |

PERMIT FEES (For office use only)

| | NEW/ADDITIONS | REMODELS |
|---------------------|---------------|----------|
| Building | \$330.00 | \$ |
| Electrical | \$214.00 | \$ |
| Mechanical | \$134.00 | \$ |
| Plumbing | \$144.00 | \$ |
| Driveway & Sidewalk | \$40.00 | \$ |
| TOTAL | \$ | \$ |

OWNER / BUILDER INFORMATION

| | | | | |
|--------------------------|--------------------------|-------------------------|---------------|------------------------|
| OWNER | Name | Burlington Ventures | Telephone (h) | 512-2620 |
| | | | (w) | 412-2300 |
| BUILDER | Company Name | Rich Construction | Telephone | 830-889-4040 |
| | Contact/Applicant's Name | Jeff Rich | Pager | |
| DRIVEWAY /SIDEWALK | Contractor | N/A | FAX | |
| | | | Telephone | |
| CERTIFICATE OF OCCUPANCY | Name | Quarry Oaks Development | Telephone | 476-0111 |
| | Address | 1802 West Ave. #100 | City | Austin ST TX ZIP 78701 |

If you would like to be notified when your application is approved, please select the method:

✓ telephone ✓ e-mail: steve@burlingtonventures.com

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

CITY OF AUSTIN
RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

APPLICANT'S
SIGNATURE

DATE

[Signature]
7/7/08

Rejection Notes/Additional Comments (for office use only):

1) Ord. No. 20060309-058 *11267 X.4 = 4506.8 FAR*
Total FAR 5580 5708
exceeding ~~5580~~ FAR 1201.2
2) 70% more of preexisting structure (*Display # 05018200 6738*)

Unit C porch 56 # Unit C ^(FAR) Balcony Cover 64 #
Unit D porch 56 # Unit D 64 #

uncovered patio Unit C 10 #
uncovered patio Unit D 10 #

5708 FAR
2534 + 3006 + 128
.506 allowed -4
5708 allowed
4506.8

Address

1205 Norwalk Ln. (Units C & D)

Agent's Signature

Jim D. Gault

Date

7/7/06

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities

| | Existing | | New / Addition | |
|----------------------------------------------|--------------|---|----------------|--------|
| a. 1 st floor conditioned area | _____ sq.ft. | | 2544 | sq.ft. |
| b. 2 nd floor conditioned area | _____ sq.ft. | | 3046 | sq.ft. |
| c. 3 rd floor conditioned area | _____ sq.ft. | | | sq.ft. |
| d. Basement | _____ sq.ft. | | | sq.ft. |
| e. Garage / Carport | | | | |
| <input checked="" type="checkbox"/> attached | _____ sq.ft. | | 918 | sq.ft. |
| _____ detached | _____ sq.ft. | | | sq.ft. |
| f. Wood decks [must be counted at 100%] | _____ sq.ft. | | | sq.ft. |
| g. Breezeways | _____ sq.ft. | | | sq.ft. |
| h. Covered patios | _____ sq.ft. | | | sq.ft. |
| i. Covered porches | _____ sq.ft. | | | sq.ft. |
| j. Balconies (over Pool) | _____ sq.ft. | F | 112 | sq.ft. |
| k. Swimming pool(s) [pool surface area(s)] | _____ sq.ft. | | 128 | sq.ft. |
| l. Other building or covered area(s) | _____ sq.ft. | | 20 | sq.ft. |
| Specify <u>Balconies</u> | | | | |

TOTAL BUILDING AREA (add a. through l.) _____ sq.ft. 6750 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable) 3584 sq.ft.
31.8 % of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots

| | | |
|----------------------------------------------------------|-------------|--------|
| a. Total building coverage on lot (see above) | <u>3584</u> | sq.ft. |
| b. Driveway area on private property | <u>1313</u> | sq.ft. |
| c. Sidewalk / walkways on private property <u>gravel</u> | <u>X</u> | sq.ft. |
| d. Uncovered patios | | sq.ft. |
| e. Uncovered wood decks [may be counted at 50%] | | sq.ft. |
| f. Air conditioner pads <u>see above</u> | <u>18</u> | sq.ft. |
| g. Concrete decks | | sq.ft. |
| h. Other (specify) <u>Landscaping Walks</u> | <u>77</u> | sq.ft. |

TOTAL IMPERVIOUS COVERAGE (add a. through h.) 4992 sq.ft.
44.3 % of lot

DRAINAGE ANALYSIS & DESIGN

08-98-02030B
Construction

WILLHALE SUBDIVISION
WEST 12TH AND NNORWALK LANE
Austin, Texas

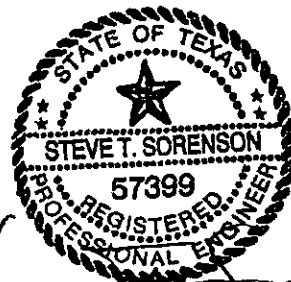
Prepared for:

STEVEN D. BEUERLEIN

Prepared by:

CORRIDOR ENGINEERING COMPANY

307 Sunset Drive Round Rock, Texas 78664
\$12 244-4279 \$12 244-0504 (Fax)



7/27/99

Steve Sorenson

June 7, 1999

SECRET

WATERSHED DATA - SITE
WILLHALE SUBDIVISION
WEST 12TH AND NORWALK LANE, AUSTIN, TX.

June 7, 1999

SITE DESCRIPTION:

Tract area - 48,142 sf (1.10 Ac.)

| | |
|----------------------------------|------------------|
| Exist. onsite impervious cover - | 3,363 sf (7%) |
| New impervious cover - | <u>18,301</u> sf |
| Prop. impervious cover - | 21,664 sf (45%) |

Exist. cover: 93% fair grass, 7% conc./roof
 Prop. cover: 55% fair grass, 45% conc./roof

STORM RUNOFF:

| | EXIST. | PROP. |
|-----------------------------------------------------------|--------|-------|
| Impervious cond. | 7% | 45% |
| Surface cond. - Grass, Asphalt & Roof | | |
| Slope - | 6.5% | 6.5% |
| Time of Concentration (min) - | 5 | 5 |
| (Watershed Run= 250 ft. (n=0.2) for exist.) | | |
| Exist. Tc = (250') (0.2) / [(42) (0.065) ^{1/2}] | | |
| = 4.7 min. Use 5 min. | | |

| i (in./hr.) - | | |
|---------------|-------|-------|
| 2 yr. | 6.48 | 6.48 |
| 10 yr | 8.64 | 8.64 |
| 25 yr. | 9.84 | 9.84 |
| 100 yr. | 11.88 | 11.88 |

| Runoff Coefficient (C) - | | |
|----------------------------|------|------|
| [(C)(% imp) + (C)(% per.)] | | |
| 2 yr. | 0.36 | 0.52 |
| 10 yr. | 0.41 | 0.58 |
| 25 yr. | 0.45 | 0.63 |
| 100 yr. | 0.52 | 0.71 |

| Q = CiA (cfs) - | | | <u>Delta</u> |
|-----------------|-----|-----|--------------|
| 2 yr. | 2.6 | 3.7 | 1.1 |
| 10 yr. | 3.9 | 5.5 | 1.6 |
| 25 yr. | 4.9 | 6.8 | 1.9 |
| 100 yr. | 6.8 | 9.3 | 2.5 |

SECRET

DETENTION REQUIREMENTS: - MRM Method

$$S_D = 60C_p \{a / [(t_D + b)^c]\} A_p t_D - 30Q_A (t_D + t_c)$$

$$[(t_D + b)^{(c+1)}] / [a(t_D + b - ct_D)] = 2C_p A_p / Q_A$$

Table of equation variables:

| | a | b | c | $2C_p A_p / Q_A$ | t_D |
|---------|--------|-------|--------|------------------|-----------|
| 2 yr. | 106.29 | 16.81 | 0.9076 | 0.4400 | 15.4 min. |
| 10 yr. | 96.84 | 15.88 | 0.7952 | 0.3272 | 16.4 min. |
| 25 yr. | 111.07 | 17.23 | 0.7815 | 0.2829 | 16.7 min. |
| 100 yr. | 129.03 | 17.83 | 0.7625 | 0.2297 | 16.5 min. |

Solutions:

| | S_D | P_{180} | P_{tD} | $S_{Req.}$ | |
|---------|----------|-----------|----------|------------|----------|
| 2 yr. | 813 cf | 2.64 | 1.16 | 1,850 cf | (92.05') |
| 10 yr. | 1,333 cf | 4.37 | 1.65 | 3,530 cf | (92.42') |
| 25 yr. | 1,720 cf | 5.36 | 1.94 | 4,752 cf | (92.69') |
| 100 yr. | 2,344 cf | 6.87 | 2.36 | 6,823 cf | (93.29') |

DETENTION POND DESIGN:

POND GEOMETRY:

| Pond El. | Area | Area Vol (ft ³) | Cumulative Vol. (ft ³) |
|----------|-------|-----------------------------|------------------------------------|
| 90.5 | -0- | -0- | -0- |
| 91 | 59 | 15 | 15 |
| 92 | 1,214 | 614 | 629 |
| 93 | 2,783 | 1,999 | 1,628 |
| 94 | 4,208 | 3,495 | 6,123 |
| 94.5 | 4,787 | 2,394 | 8,517 |

COMBINED DETENTION OUTFALL CHARACTERISTICS:

| POND ELEV. | 5" WEIR @ 90.5' |
|------------|-----------------|
| 90.5 | -0- |
| 91.0 | 0.47 |
| 91.5 | 1.34 |
| 92.0 | 2.46 |
| 92.5 | 3.78 |
| 93.0 | 5.29 |
| 93.5 | 6.95 |
| 94.0 | 8.76 |
| 94.5 | 10.70 |

HYDROLOGIC SUMMARY
EXISTING AND PROPOSED CONDITIONS

EXISTING CONDITIONS:

| STORM EVENT | 2 | 10 | 25 | 100 |
|-------------|------|------|------|-------|
| AREA (AC.) | 1.1 | 1.1 | 1.1 | 1.1 |
| SLOPE (%) | 6.5 | 6.5 | 6.5 | 6.5 |
| Tc (MIN.) | 5 | 5 | 5 | 5 |
| i (IN/HR) | 6.48 | 8.64 | 9.84 | 11.88 |
| C | 0.36 | 0.42 | 0.45 | 0.52 |
| Qa (CFS) | 2.6 | 3.9 | 4.9 | 6.8 |

PROPOSED CONDITIONS:

| STORM EVENT | 2 | 10 | 25 | 100 |
|--------------------|-------|-------|-------|-------|
| AREA (AC.) | 1.1 | 1.1 | 1.1 | 1.1 |
| SLOPE (%) | 6.5 | 6.5 | 6.5 | 6.5 |
| Tc (MIN.) | 5 | 5 | 5 | 5 |
| i (IN/HR) | 6.48 | 8.64 | 9.84 | 11.88 |
| C | 0.52 | 0.58 | 0.63 | 0.71 |
| Q (CFS) | 3.7 | 5.5 | 6.8 | 9.3 |
| VOL. REQD. (CF) | 1,850 | 3,530 | 4,752 | 6,823 |

SUMMARY OF DETENTION DESIGN PARAMETERS & OUTFALL RESPONSE:

| Stm. Event | Req'd Volume | Pond Elev. | Weir Q (cfs) | Allowed Q (cfs) |
|---------------|-----------------|---------------|-----------------|--------------------|
| 2 | 1,850 cf | 92.05' | 2.59 | 2.6 |
| 10 | 3,530 | 92.42 | 3.56 | 3.9 |
| 25 | 4,752 | 92.69 | 4.33 | 4.9 |
| 100 | 6,823 | 93.29 | 6.24 | 6.8 |

WSE @ Q₁₀₀ (9.3 cfs) is 94.78'



City of Austin

Founded by Congress, Republic of Texas, 1839

Department of Public Works and Transportation, P.O. Box 1088, Austin, Texas 78767-8857

Construction Inspection Division: One Texas Center, 505 Barton Springs Road Telephone 512/499-7180

January 4, 2002

Burlington Ventures, Inc
Attn: Steve Beuerlein
1802 West Avenue, #100
Austin, TX 78701

RE: FINAL ACCEPTANCE
Project Name: Willhale Subdivision
Subdivision File Number: C8-98-0203.0B

Gentlemen:

Effective September 30, 2001 the sidewalk construction requirements in the above subdivision have been fulfilled in accordance with current Construction Documents approved by the Watershed Protection and Development Review Department. The City of Austin accepts the improvements as described on Attachment #1 for maintenance.

The Consulting Engineer representing you has indicated concurrence with the City's acceptance on Attachment #2. The subdivision owner is warranting the workmanship and materials against defects for one (1) year from September 30, 2001.

The City of Austin will retain \$470 of the sidewalk fiscal to ensure workmanship and materials during the warranty period. The City of Austin no longer requires the remaining \$11,179 of fiscal posted for this project. If you have questions regarding fiscal, please contact the fiscal officer, Carol Kaml at 974-2771.

Sincerely,

Ruben Canu, P.E., Construction Engineer
Construction Inspection Division
Public Works Department

RC/jgl

cc: W. L. "Bill" Gardner, P.E., Public Works
Amie Egbert, Public Works
Sally Geller, Public Works
Marisol Claudio-Ehalt, WPDR
Vicki Scott, Financial Services Dept.
Janet Gallagher, WPDR
Robert Acosta, WPDR

Carol Kaml, ISS
David Trevino, Public Works
Virginia Hudson, Public Works
Cooridor Engineering Company
Project File

RELEASE OF SUBDIVISION CONSTRUCTION AGREEMENT

Owner: Steve D. Beuerlein

Property: Willhale Subdivision, a Resubdivision of a portion Lots 11 & 12, Block A Westview A

Case File Number: C8-98-0203.0A

City: The City of Austin, a home-rule city, municipal corporation and political subdivision of the State of Texas.

Whereas, Steve D. Beuerlein, (hereinafter referred to as "Subdivider"), has previously executed a Subdivision Construction Agreement, recorded as Document # 1999044177 of the Travis County, Texas Real Property Records Office, to be effective on May 11, 1999 (hereinafter referred to as "Original Effective Date"), in the original principal amount of \$11,649.00 (hereinafter referred to as the "Original Principal Amount") for the property described above.

In accordance with the terms of that agreement, the Subdivider has now completed the necessary terms thereof; and

Whereas, the City has accepted all of the improvements required under the terms of the Subdivision Construction Agreement; and

Whereas, in accordance with the terms of that agreement, the City now certifies the completion of the necessary terms of the agreement;

Now, therefore, premises considered, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by owner, the receipt and sufficiency of which are acknowledged, the City certifies that the Subdivision Construction Agreement previously executed by the Subdivider, on the Original Effective date, in the Original Principal Amount has now been completed and that the City has accepted all improvements required under the terms of that agreement;

And, the City now releases the Subdivider, its/his/her heirs, successors and assigns, who/which is either the Subdivider or the successor in interest to the Subdivider, and the Property subject to the Subdivision Construction Agreement from all obligations contained therein. This release shall not be construed to relieve any party of any obligation not expressly contained within the Subdivision Construction Agreement.

Executed this 22 day of Nov 2002.

City of Austin, by:

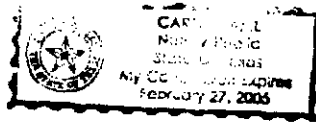
Tammie H. Williamson

Tammie Williamson, Development Services Manager
Watershed Protection & Development Review Department

THE STATE OF TEXAS *

COUNTY OF TRAVIS *

This instrument was acknowledged before me on the 22 day of Nov, 2002 by Tammie Williamson, Development Services Manager of the Watershed Protection & Development Review Department, of the City of Austin, a municipal corporation, on behalf of the municipal corporation.



Carol Kane

Notary Public, State of Texas

AFTER RECORDING--RETURN TO:

Steve D. Beuerlein
P.O. Box 684702
Austin, Texas 78768-4702

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

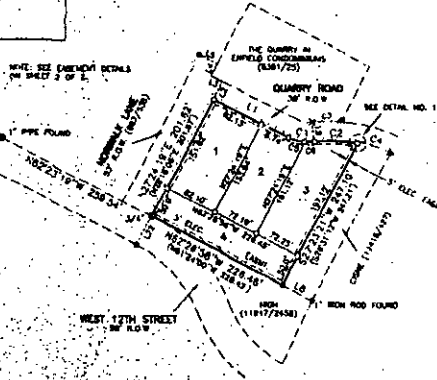
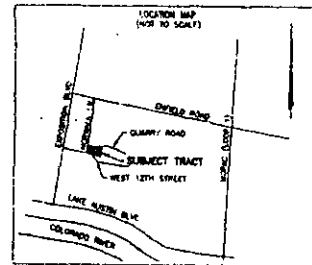
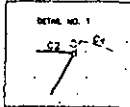
Dana Debeauvoir

12-12-2002 02:53 PM 2002240003
EVANSK \$11.00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

199900182

\$5600 6/7/99

**WILLHALE SUBDDIVISION
A RESUBDDIVISION OF A PORTION
OF LOTS 11 & 12, BLOCK 2,
WESTFIELD A**



NOTE: 3" BROWNSHAW ALIGNMENT HEREIN BY
INDICATED AS QUARRY ROAD

- LEGEND**
- B 1/2" REBAR SET
 - C 1/2" REBAR WITH CAP SET
 - D IRON PIPE FOUND (SIZE NOTED)
 - E PLUMB HOLE IN CONCRETE
 - F FOUND IN CONCRETE

BEARING BASED GRID AZIMUTH FOR TEXAS
CENTRAL ZONE, 1983/85 MAIN VALUES FROM
GSA PUBLIC WORKS CONTROL POINTS



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT Steve D. Beuerlein, owner of 1.105 acres of land out of the George W. Spurr Leasing in the City of Austin, Travis County, Texas, being a portion of Lots 11 and 12, Block 2 of Westfield A, a subdivision of record in Volume 3, Page 107 of the Plat Records of Travis County, Texas, as conveyed by Deed in Volume 12051, Page 2116 of the Real Property Records of Travis County, Texas, DOES HEREBY SUBDIVIDE said 1.105 acres in accordance with the plat shown herein, to be known as the WILLHALE Subdivision, pursuant to Chapter 212.014 and 212.015 of the Texas Local Government Code, said subdivision having been approved for final platting pursuant to the public notification hearing provided of Chapter 212.013 of the Local Government Code, and does hereby dedicate to the public the use of all streets and easements on whom person subject to any easements and/or restrictions heretofore granted and not released.

WITNESS OUR HANDS AS DATED BELOW:

Steve D. Beuerlein
1113 Elm Street
Austin, Texas 78703

STATE OF TEXAS
COUNTY OF TRAVIS

I, Steve D. Beuerlein, on this day personally appeared Steve D. Beuerlein, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and in the capacity as therein stated.

GIVEN UNDER MY HAND THIS 7th DAY OF 1999.

Notary Public in and for the State of Texas

My Commission Expires 03/01/2001

I, Steve D. Beuerlein, am authorized under the laws of the State of Texas to practice the professional engineering and hereby certify that this plat is founded upon an engineering survey and complies with the engineering related portions of Title 13 of the Austin City Code of 1981, as amended, in true and correct to the best of my knowledge.

The 100 year floodplain is shown within the drainage easements on these parcels. The location of this floodplain is within the boundaries of the 100 year floodplain of the Austin City Code of 1981, as amended, in true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Steve D. Beuerlein
Steve Beuerlein, P.E.
Civil Engineering
307 Sunset Drive
Round Rock, Texas 78664

I, Robert C. Watts, Jr., an authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with the surveying related portions of Title 13 of the Austin City Code of 1981, as amended, in true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Surveyed in September 1999

Robert C. Watts, Jr. 3-9-99

Robert C. Watts, Jr., P.E.
Professional Land Surveying, Inc.
5100 Burnham, Suite 8-100
Austin, Texas 78756
813-478-7700

| NO. | DELTA | CHORD BEARING | PLAN | RADIUS | APC | CHORD | BEARING (CHORD) |
|-----|-----------|---------------|-------|---------|-------|-------|-------------------|
| C1 | 55.35.28" | S21.33.39" E | 21.18 | 65.84 | 40.58 | 40.32 | 70874.737 E 40.32 |
| C2 | 13.10.25" | S08.00.18" E | 33.18 | 287.18 | 68.03 | 85.84 | 108831.17 E 85.08 |
| C3 | 09.04.50" | N89.08.48" E | 22.41 | 517.18 | 44.74 | 44.70 | |
| C4 | 18.54.37" | S72.01.09" E | 25.01 | 1175.00 | 51.65 | 51.46 | |
| C5 | 22.48.00" | S72.27.55" E | 13.28 | 85.84 | 26.20 | 26.03 | |
| C6 | 12.51.28" | N88.42.21" E | 7.43 | 65.84 | 14.78 | 14.74 | |

| NO. | DIRECTION | DISTANCE (FEET) |
|-----|--------------|-----------------|
| L1 | S84.02.55" E | 120.07 |
| L2 | N25.06.05" E | 39.02 |
| L3 | N64.03.55" W | 18.13 |
| L4 | N27.13.40" E | 19.59 |
| L5 | N62.48.20" W | 31.19 |
| L6 | N67.36.25" W | 32.04 |
| L7 | N27.23.11" E | 1.80 |
| L8 | S62.28.18" E | 50.79 |
| L9 | S27.22.55" W | 50.67 |

| LOT NO | ACREAGE |
|--------|---------|
| 1 | 0.288 |
| 2 | 0.257 |
| 3 | 0.300 |
| 4 | 0.280 |
| TOTAL | 1.105 |

PLAT DATE: 12-08-98



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
5100 Burnham, Suite 8-100
Austin, Texas 78756
813-478-7700

PROJECT NO.: 199-00001
DRAWING NO.: 199-0101
PLOT DATE: 08-08-99
PLOT SCALE: 1" = 100'
DRAWN BY: CAJ/CLM
SHEET: 01 OF 02

COA FILE NO.: CB-98-0203.OA



PHOTOGRAPHIC MYLAR

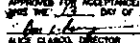
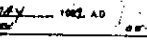
199900192

WILLHALE SUBDDIVISION A RESUBDIVISION OF A PORTION OF LOTS 11 & 12, BLOCK 2, WESTFIELD A

PLAT NOTES

1. No lot in this subdivision shall be occupied until connection is made to an approved public water supply and sewerage disposal system. Water and sewerage service is provided by the City of Austin.
2. Water and wastewater systems serving this subdivision shall be designed and installed in accordance with the City of Austin and State Health Department plans and specifications. Plans and Specifications shall be presented to the City of Austin, Water and Wastewater Department, for review.
3. Public utilities, built to City of Austin standards, are required along the following streets upon construction of curb and gutter by the City of Austin and as shown by a dotted line on the face of the plat: Outcry Road and Normandy Lane. Failure to construct the required sidewalks may result in the withholding of Certificate of Occupancy, building permit, or utility connections by the governing body or utility company, LOC Section 13-5-1.
4. All building setbacks shall be in accordance with the City of Austin Zoning Ordinance.
5. This subdivision is located in the Johnson Creek Watershed, which is classified as (c)(1) Urban Watershed and shall be developed and maintained in conformance with the terms and conditions of Chapter 13-2, Article V, Chapter 13-3, Article I and Chapter 13-7, Article I of the Austin Land Development Code.
6. Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Austin.
7. The Electric Utility has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the overhead electric lines clear. The Utility will perform all tree work in compliance with Chapter 13-7, Article II of the City of Austin Land Development Code.
8. The owner/developer of this subdivision/lot shall provide the City of Austin Electric Utility Department with any assessment and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building, and will not be located so as to cause the site to be out of compliance with Chapter 13-7 of the City of Austin Land Development Code.
9. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for Electric Utility work required to provide electric service to this project. The Electric Utility work shall also be indicated within the limits of construction for this project.
10. All signs shall comply with the Austin Sign Ordinance.
11. There are no Critical Environmental Features (CEFs) located on or within 150 feet of this subdivision/lot.
12. Erosion/sedimentation controls are required for all construction on each lot, including single-family and multi-family, pursuant to Section 13-7-14, LOC.
13. This subdivision/lot was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms and the conditions of a Subdivision Improvement Agreement between the subdivision and the City of Austin, dated 02-18-1999, the subdivision/lot is responsible for the construction of all streets and related facilities within the subdivision. This responsibility may be assigned to a third party, but the subdivision/lot remains responsible for the completion of the project.
14. For the subdivision/lot, the owner/developer is responsible for the subdivision/lot, see separate instrument recorded in the Deed Records of Travis County, Texas, Book 100, Page 177.
15. The owner of this subdivision/lot and his/her successors and assigns assume responsibility for the plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that past action or inaction may be required, or the owner's sole action, if plans to construct this subdivision do not comply with such codes and requirements.
16. No buildings, fences, foundations or other obstructions are permitted in drainage easements except as approved by the City of Austin or Travis County.
17. All drainage easements on private property shall be maintained by the property owner or easement holder.
18. Property owner/developer shall be responsible for any easements as may be necessary and shall be responsible for the construction of any easements.
19. The owner/developer shall be responsible for the construction of any easements.
20. The owner/developer shall be responsible for the construction of any easements.
21. Prior to construction of this subdivision, drainage plans shall be submitted to the City of Austin for review. Erosion/sedimentation control shall be installed at undeveloped sites by posting or other approved methods. All proposed construction or site alteration on Lots 1 through 12 require approval of a separate Development Permit (Section 13-2-17).
22. On-site detention pond insurance shall be assigned to the Willhaile Subdivision Property Owners Association.
23. The subdivision/lot shall be provided for Lots 1 thru 8.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE 12TH DAY OF JULY, 1999, A.D.
 CITY CLERK
 CITY SECRETARY

APPROVED FOR ACCEPTANCE BY THE CITY OF AUSTIN, TEXAS, ON THE 12TH DAY OF JULY, 1999, A.D.
 CITY CLERK
 CITY SECRETARY
 ALICE GLADCO, DIRECTOR
 DEVELOPMENT REVIEW AND INSPECTIONS DEPARTMENT
 CITY OF AUSTIN

THE STATE OF TEXAS
 COUNTY OF TRAVIS

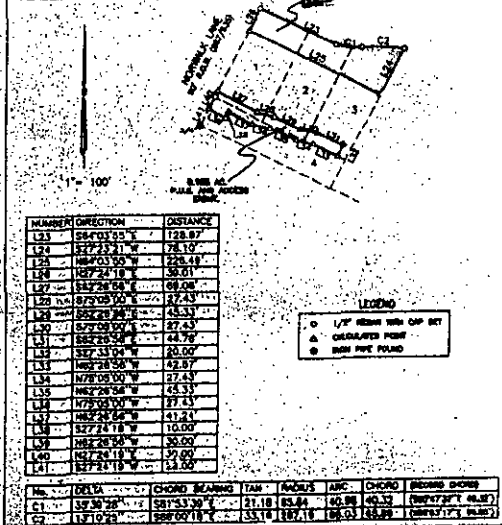
I, DANA DEBEAUMOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 12TH DAY OF JULY, 1999, AT 10:00 O'CLOCK P.M., AND DULY RECORDED ON THE 12TH DAY OF JULY, 1999, AT 10:00 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE, IN PLAT BOOK NO. 100, PAGE 177.
 WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 12TH DAY OF JULY, 1999, A.D.

DANA DEBEAUMOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
 BY  DEPUTY

FILED FOR RECORD, AT 10:00 O'CLOCK P.M., THIS 12TH DAY OF JULY, 1999, A.D.

DANA DEBEAUMOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
 BY  DEPUTY

EASEMENT DETAIL



COA-FILE NO. C8-98-0203.0A



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Development Regulations



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Residential Development Regulations

**** As directed by the City Council on June 22, Code amendments are now being proposed per the recommendations of the Residential Development Regulation Task Force. ****

The Code amendments are related to the reformatting of the new residential development regulations; the applicability of the new residential development regulations (possibly to be deferred); compatibility provisions; building permit provisions; noncomplying structure provisions; height provisions; residential occupancy limits (currently deferred); use and site development regulations for flag lots (deferred); modification of site development regulations in neighborhood areas other than neighborhood plan zoning districts (deferred).

<< Summary of Recommendations >>

<< Draft ordinance - UPDATED on Aug 15 >>

(Subchapter F referenced in the draft ordinance is Clarion Associates' reformat of the new residential regulations. Clarion is working to reformat the regulations and provide illustrative diagrams to better communicate the regulations. This reformat will be posted to this website soon.)

The Task Force's recommendations are scheduled for

- Planning Commission Codes & Ordinances Committee, August 15
- Planning Commission, August 22
- City Council, August 31

For more information, please call Tina Bui at 974.2755.

**** On October 1, 2006, new site development regulations will go into effect for some types of residential construction. ****

The Oct. 1 regulations will apply within specific boundaries .

**** Until October 1, interim regulations will remain in effect. ****

To understand the interim regulations,
click here to view the March 9 approved ordinance that is in effect,

save for the the expiration date and front yard setback provisions
that were modified on June 22.

Click here to view the June 22 ordinance,
which modifies the front yard setback provisions of the March 9 ordinance.

The current interim regulations don't apply to every property in the City of Austin.
They are limited to subdivisions originally platted before March 7, 1974 (the date on which the City established
drainage requirements) and to tracts that may be legally developed without being platted.

HISTORY

Citizens across Austin have expressed concern about the impact of larger new homes that they consider to be "McMansions" being built in established neighborhoods with smaller homes and aging infrastructure. In response, in February and March of 2006, the City Council adopted interim development regulations that limit the size of some new single-family residential construction and remodels. In February, the Council also appointed a citizen task force to provide for public participation, gather more public input, and study the issue in order to make recommendations on permanent regulations for single-family development.

The Task Force met throughout the spring of 2006 and per their recommendations, on June 22, the Council adopted permanent site development regulations for non-multi-family residential construction. These permanent regulations will go into effect on October 1, 2006. Also on June 22, the Council modified the interim regulations that were adopted on March 9, per the Task Force's recommendations. The interim regulations, which are still currently in effect, will expire when the permanent regulations go into effect on October 1.

Under the interim regulations and under the permanent October 1 regulations, people wishing to build or add on to a single-family home, duplex, or secondary dwelling unit may still do so. Both the interim and permanent regulations prescribe new site development standards and amend existing regulations. Both sets of regulations do not apply to every property within the City of Austin.

THE INTERIM REGULATIONS

Under the interim regulations currently in effect, people wishing to build or add on to a single-family home, duplex, or secondary dwelling unit may still do so. The interim regulations do not prohibit outright new construction or remodels. The regulations limit the size of new and remodeled structures and establish minimum front yard setbacks that are slightly different than the setbacks prescribed previously in the City's Land Development Code. The interim regulations do not apply to every property within the City of Austin.

WHERE DO THE INTERIM REGULATIONS APPLY?

They interim regulations apply only to properties within subdivisions that were originally platted before March 7, 1974, the date on which the City established drainage requirements, and to tracts that may be legally developed without being platted.

WHAT RESIDENTIAL STRUCTURES ARE SUBJECT TO THE INTERIM REGULATIONS

- Single-family
- Small-lot single-family
- Single-family attached
- Duplex
- Two-family
- Secondary apartment special use (neighborhood planning tool)
- Urban home special use (neighborhood planning tool)
- Cottage lot special use (neighborhood planning tool)

Under the interim regulations, if you apply for a permit to demolish or move a structure, you must concurrently apply for a building or remodel permit.

HOW ARE THE INTERIM REGULATIONS DIFFERENT THAN THE CITY'S NORMAL REQUIREMENTS?

The interim regulations

- Limit the size of new and remodeled structures
- Add two provisions that explain how square footage must be calculated for second and third story covered porches and basements that meet certain criteria
- Establish minimum front yard setbacks that are slightly different than the setbacks prescribed previously in the City's Land Development Code.

WHAT IS THE SQUARE FOOTAGE LIMIT UNDER THE INTERIM REGULATIONS?

Under the interim regulations, the combined square footage of any of the regulated structures on one lot cannot exceed the greater of

- 2,500 square feet
- 0.4:1 floor-to-area ratio (FAR) or
- 20% more square footage than the structure(s) that was previously removed or demolished; or, in the case of additions, 1000 square feet larger than the existing home, if the applicant has been granted a homestead exemption for property tax purposes.

To calculate what a 0.4 FAR limit would mean applied to your property, simply take your total lot size and multiply by 0.4. For example, a 7000 square foot lot would translate into a 2800 square foot home ($7000 * 0.4 = 2800$).

HOW DOES THE CITY MEASURE SQUARE FOOTAGE?

Square footage is measured as the total enclosed area of all floors in a building with a clear height of more than six feet, measured to the outside surface of the exterior walls. Garages, parking facilities, atria airspace, and unenclosed porches on the first floor do not count in your square footage measurement.

Under the interim regulations, two changes were made in how the City calculates square footage:

- Any second and third story covered porches are included in your square footage calculation.
- For basements, if the finished floor of the first story is not more than three feet above the average elevation at the intersection of the minimum front setback line and the side property lines, then this basement area can be excluded in your square footage calculation.

(Note: When the permanent regulations go into effect on October 1, garages and other parking areas will count

towards your square footage after a certain amount. Mezzanines and lofts will also be counted in your square footage. Areas with ceiling heights greater than 15 feet will count twice towards your square footage.)

WHAT IS THE FRONT YARD SETBACK REQUIREMENT UNDER THE INTERIM REGULATIONS?

Under the interim regulations as they were modified on June 22, the minimum front yard setback can be the same as that required today under the base zoning district or it can be the average of the front yard setbacks of the homes closest to your lot on your side of the street. This averaging system was added to the interim regulations as a way to allow smaller setbacks than those allowed under your zoning district. If you elect to take advantage of the averaging system, you must calculate the average setback of the four homes closest to you on the same side of the block. If there are less than four homes on the same side of the block, you must calculate the average using the lesser number of homes. If there are no homes on your side of the street, you can use the same averaging system based off of the front yard setbacks of the four (or less if there are less) closest homes that are across the street.

CAN I APPLY FOR A WAIVER TO THE INTERIM REGULATIONS?

Yes, there is the ability to apply for a Council-approved waiver to the interim regulations. For information, please contact the Zoning Review Division of the Watershed Protection and Development Review (WPDR) Department at (512) 974.2747.

WHEN DO THE INTERIM REGULATIONS EXPIRE?

The interim regulations will expire on October 1 when the permanent regulations go into effect.

ORDINANCES PRESCRIBING THE INTERIM REGULATIONS CURRENTLY IN EFFECT

- Approved March 9 ordinance that is in effect, save for the expiration date and front yard setback provisions that were modified on June 22
- Approved June 22 ordinance that is also in effect and modifies the front yard setback provisions of the March 9 ordinance (Note: The June 22 ordinance that modifies the interim regulations notes an expiration date of October 16. When the permanent regulations go into effect on October 1, they will repeal this June 22 ordinance.)

THE OCTOBER 1 REGULATIONS

On June 22, the City Council completed approval of new site development regulations for single-family and other non-multi-family residential development with an effective date of October 1.

WHERE DO THE OCTOBER 1 REGULATIONS APPLY?

The October 1 regulations do not apply to every property within the City. They apply only within specific boundaries (greater central Austin). The Mueller Planned Unit Development is exempt from the regulations. Properties zoned SF-4A are also exempt unless they are adjacent to properties zoned SF-2 and SF-3.

WHAT RESIDENTIAL STRUCTURES ARE SUBJECT TO THE OCTOBER 1 REGULATIONS? The same structures that were regulated under the interim regulations will continue to be regulated but bed and breakfast (group 1) residential structures were added:

- Single-family
- Small-lot single-family

- Single-family attached
- Duplex
- Two-family
- Secondary apartment (neighborhood planning tool)
- Urban home (neighborhood planning tool)
- Cottage lot (neighborhood planning tool)
- Bed and breakfast (group 1) residential

HOW ARE THE OCTOBER 1 REGULATIONS DIFFERENT THAN THE CITY'S NORMAL REQUIREMENTS?

The October 1 regulations will

Limit the size of new and remodeled structures to the greater of

- 2,300 square feet (different than under interim regulations) or
- 0.4 FAR (Limit applies to combined square footage of all residential units on a lot)

Add new provisions that explain how square footage must be calculated for

- Second and third story covered porches (included in your square footage, counted the same as under the interim regulations)
- Basements meeting certain criteria (excluded in your square footage, counted the same as under the interim regulations)
- Garages and other parking areas (included after a certain amount)
- Areas with ceiling heights of greater than 15 feet (included by counting the square footage twice)
- Mezzanines and lofts (included)
- Habitable attic spaces meeting certain criteria (excluded)

Add a building envelope requirement, with side and rear setback planes, so that all structures on a site must fit within this envelope (there is an allowance for remodels; some building features are allowed to protrude through the setback planes)

Add an articulation requirement for structures

Change how height is measured so that it is measured from the lower of natural or finished grade

Change the maximum height

- From 35 feet to 32 feet for single-family, small-lot single-family, single-family attached, and bed and breakfast (group 1) residential structures
- From 30 feet to 32 feet for duplexes
- From 30 feet to 32 feet for two-family residential structures
- (The 35 foot height limit stays in effect for urban home and cottage lot special uses.)

- (The 30 foot height limit stays in effect for secondary apartment special uses.)

Require that the two units of a duplex share a common roof and a common wall for at least 50% of the maximum depth of the building, and prohibit the separation of the two units by a breezeway, carport, or other open building element

Decrease the minimum rear yard setback from 10 feet to 5 feet for a secondary dwelling unit if the lot abuts an alley

Amend how noncomplying structures may be modified

Amend when and how a damaged or destroyed noncomplying structure may be restored

Allow neighborhoods within the regulated areas to modify certain elements of the regulations

Establish minimum front yard setbacks that are slightly different than the setbacks prescribed previously in the City's Land Development Code (same as under the interim regulations as they were modified on June 22)

**** The above list is meant only to summarize the highlights of the October 1 regulations. Please see the approved ordinance for exact details on the regulations. ****

CAN I APPLY FOR A WAIVER TO THE OCTOBER 1 REGULATIONS? Unlike the interim regulations, the Council cannot grant a waiver to the October 1 regulations. However, there will be Residential Design and Compatibility Commission made up of residential design professionals and other citizens appointed by the Council who will have the ability to review projects and grant modifications to certain requirements of the October 1 regulations.

CLICK HERE TO READ THE ORDINANCE PRESCRIBING THE THE OCTOBER 1 REGULATIONS .

WHO DO I CALL FOR MORE INFORMATION?

If you have questions about applying for a building permit for new construction or a remodel or if you have questions about the waiver process, please call the Zoning Review division of the Watershed Protection and Development Review (WPDR) Department at (512) 974.2747.

If you need other information, please contact Tina Bui in the Neighborhood Planning and Zoning Department by

http://www.ci.austin.tx.us/zoning/sf_regs.htm

8/18/2006

e-mail or by calling (512) 974.2755.



Austin City Connection - The Official Web site of the City of Austin

Contact Us: Send Email or .

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P.O. Box 1088, Austin, TX 78767 (512) 974-2000

Historical Development Information - WillHale Subdivision/Quarry Oaks Condominiums

Date of subject property's purchase by Applicant: October 28, 1997
Time-frame for rezoning hearing and negotiation with WANG re: subdivision: February-October 1998
Date WillHale Resubdivision plat was approved/filed: May 20, 1999
Date of Bldg. Permit Lot #1 (BP# 9916599), purchase of all water/wastewater taps and meters: November 18, 1999
Date Quarry Oaks Condominium Declaration (including lot and bldg. layout) filed at Travis County: December 15, 2000
Date of C.O of Bldg. Permit Lot #1: June 12, 2001
Date of Final Acceptance by the City of Austin of WillHale Subdivision: Sept. 20, 2001
Date of City of Austin's Release of Subdivision Construction Agreement: Nov. 22, 2002
Date of current Duplex Ordinance (No. 030605-49): June 5, 2003
Date of Bldg. Permit Lot #3 (BP# 05018200): October 10, 2005
Date of Annexation of Lot#3 into Quarry Oaks Condominium filed at Travis County: October 25, 2005
Date of Emergency Interim Ordinance: March 9, 2006

Development Costs to Date

Project costs to design and install subdivision improvements and design/permit buildings in accordance with Quarry Oaks Condominium Declaration (2000) and City of Austin Duplex Ordinance (2003):

Design and Permitting of WillHale Subdivision, building and common-area improvements: **\$137,619**

Construction of subdivision and common-area improvements in accordance with 1998 City Land Development Code: **\$45,000**

TOTAL PROJECT COSTS (Nov. '97 - Mar. '06) = \$182,619

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

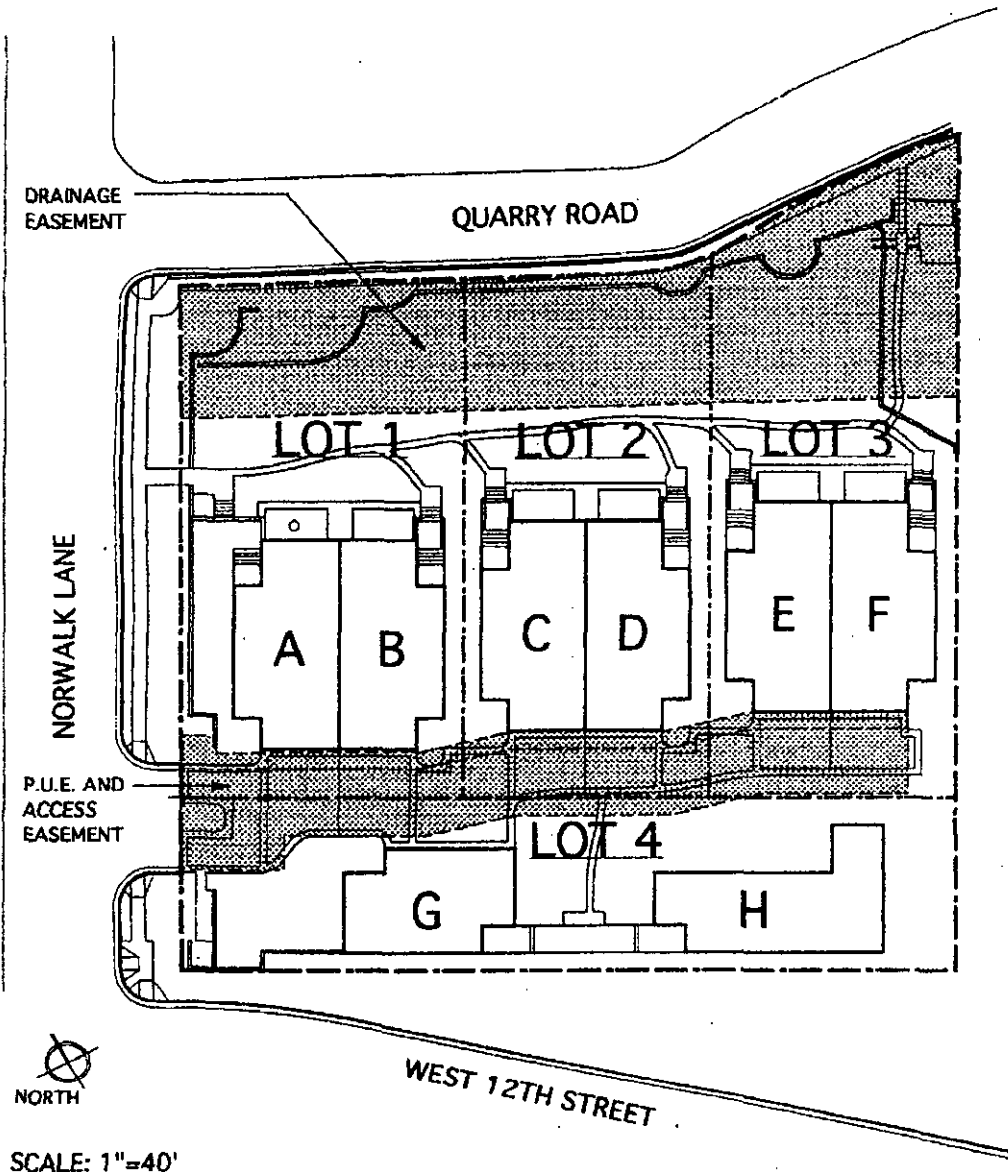
Dana DeBeauvoir

12-15-2000 04:11 PM 2000198896
RYCZKD \$135.00
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

ORIGINAL
FILED FOR RECORD

DECLARATION
of
COVENANTS, CONDITIONS AND RESTRICTIONS
for
QUARRY OAKS CONDOMINIUMS

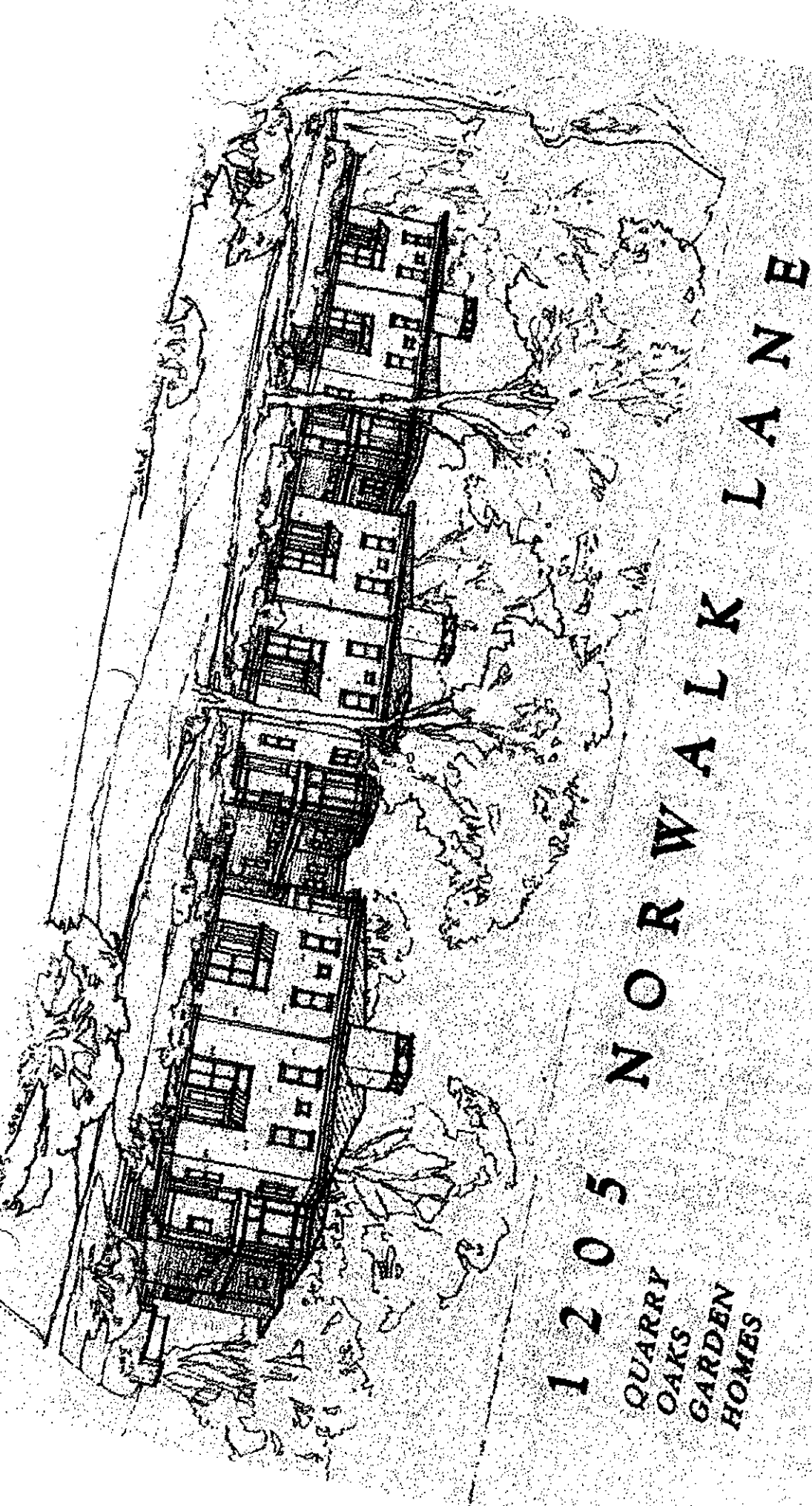
EXHIBIT "E"
BOUNDARIES OF PROPOSED
FUTURE ANNEXATION



ORIG.

Quarry Oaks Condo Declaration

Originally Filed : 12/15/00
Amended : 10/25/05



1205 NORWALK LANE
QUARRY
OAKS
GARDEN
HOMES

Marketing Brochure - '00

posted @ site
Jan '00 - Jun. '01

NOTES

The following schedule includes many of the standard features found at Quarry Oaks, and the appended floor plans offer a glimpse of what we believe is the premier home ownership opportunity in Austin.

Architect
Rick Black
1401 E. 7th St.
Austin, TX 78702
512 472 2826

Available Customizations

Exterior:

Front Door Stain
Sprinkler System
Siding/Trim color

Interior:

Paint Colors
Walls & Trim
Utility Room Floor
Linoleum or Cork
Second Floor & Stairs
Carpet Type

Countertops:

Kitchen
Maple, Granite or Formica
Powder Room
Marble or Formica
Master Bath
Marble or Formica
Upstairs Bath
Marble or Formica

Walls:

Master Shower
Tile Type
Master Bath
Tile or Marble
Upstairs Bath
Tile Type

Lighting/Fixtures: Allowance to be determined

Optional:

Bar at the Butler's Pantry or Ice Maker
Built-in Safe in Master Closet
Steam unit in Master Shower
Fireplace or Cabinet in Master Bedroom
Whirlpool tub in Master Bath
Built-in Recycle Bin, Desk Space or
Open shelving in Kitchen

Additionally, we offer a variety of ways to customize your home with some of the options listed on the following pages. Whether it is personalized paint colors, custom cabinetry or exclusive appliances, your home will highlight your distinctive tastes.

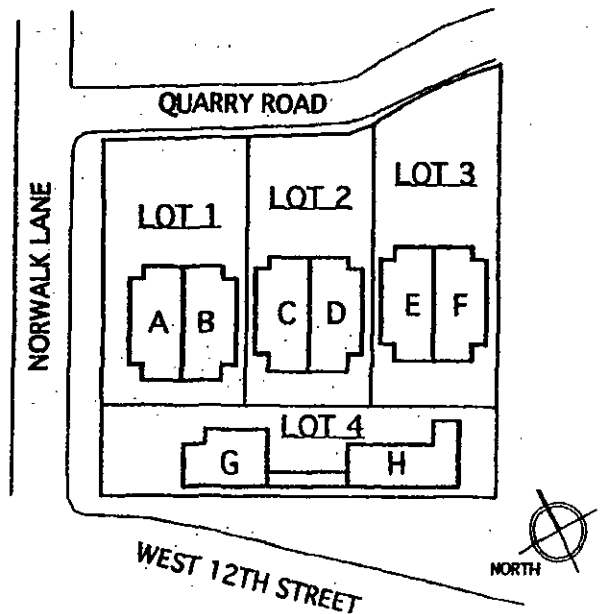
Standard Building Features:

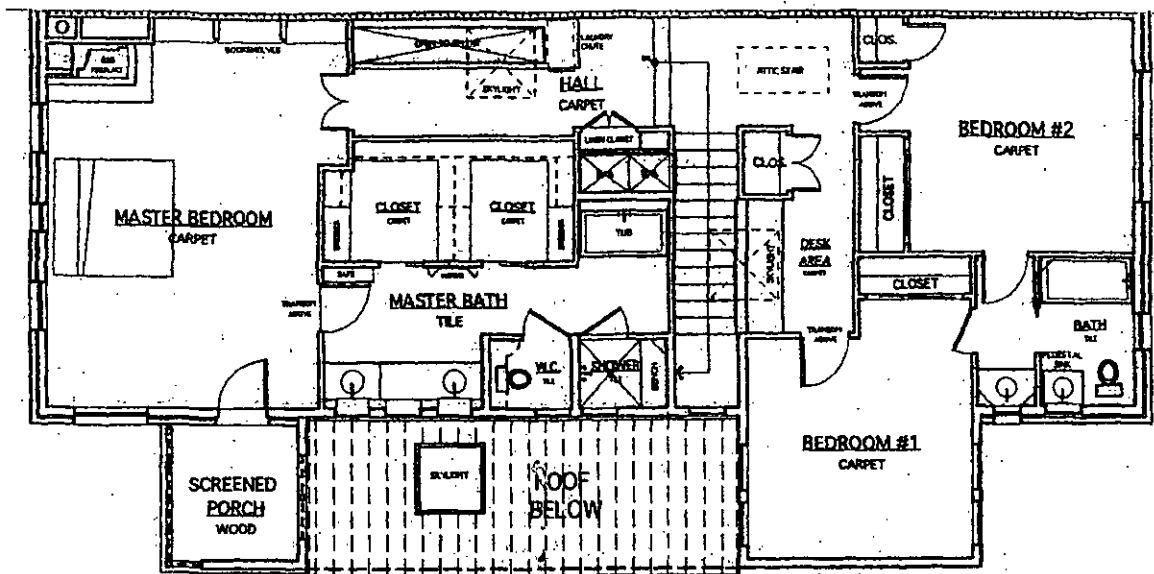
Exterior

- ♦ 26 gauge, 5V-crimp metal roof
- ♦ Blown-in insulation (Walls: R-19, Roof: R-30)
- ♦ Acme king-size brick
- ♦ Hardiplank cement composite siding
- ♦ 6" thick concrete driveways (with permeable pavers)
- ♦ Limestone accents at window sills and lintels
- ♦ Velux skylights (with optional remote control)
- ♦ Photo-controlled walkway and site lighting
- ♦ Architectural concrete landscape walls and walks
- ♦ High-efficiency heat pump HVAC

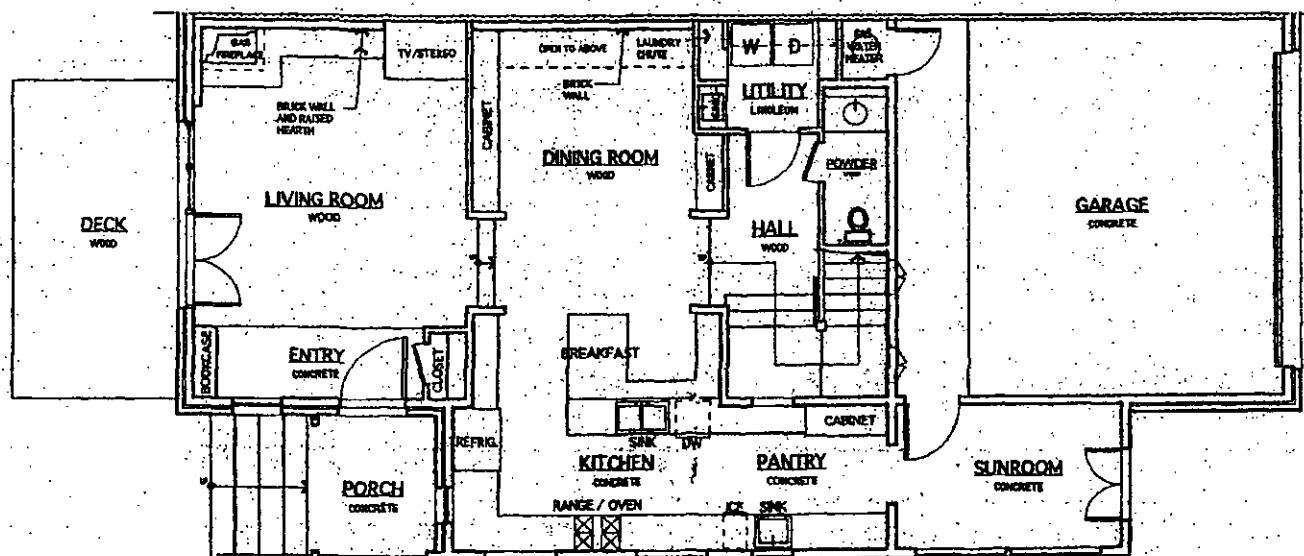
Interior

- ♦ 3/4" solid wood floors
- ♦ Nylon Berber carpet
- ♦ Maple countertops with custom tile back splash
- ♦ Stainless steel appliances
- ♦ Masonry wall in living and dining rooms (the one common wall with sound deadening board to aide in sound proof)
- ♦ Built-in stereo/TV cabinet (pre-wired for home theater)
- ♦ Wood burning gas fireplace (ceramic logs optional)





SECOND FLOOR PLAN - UNIT A

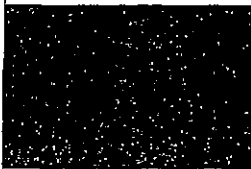
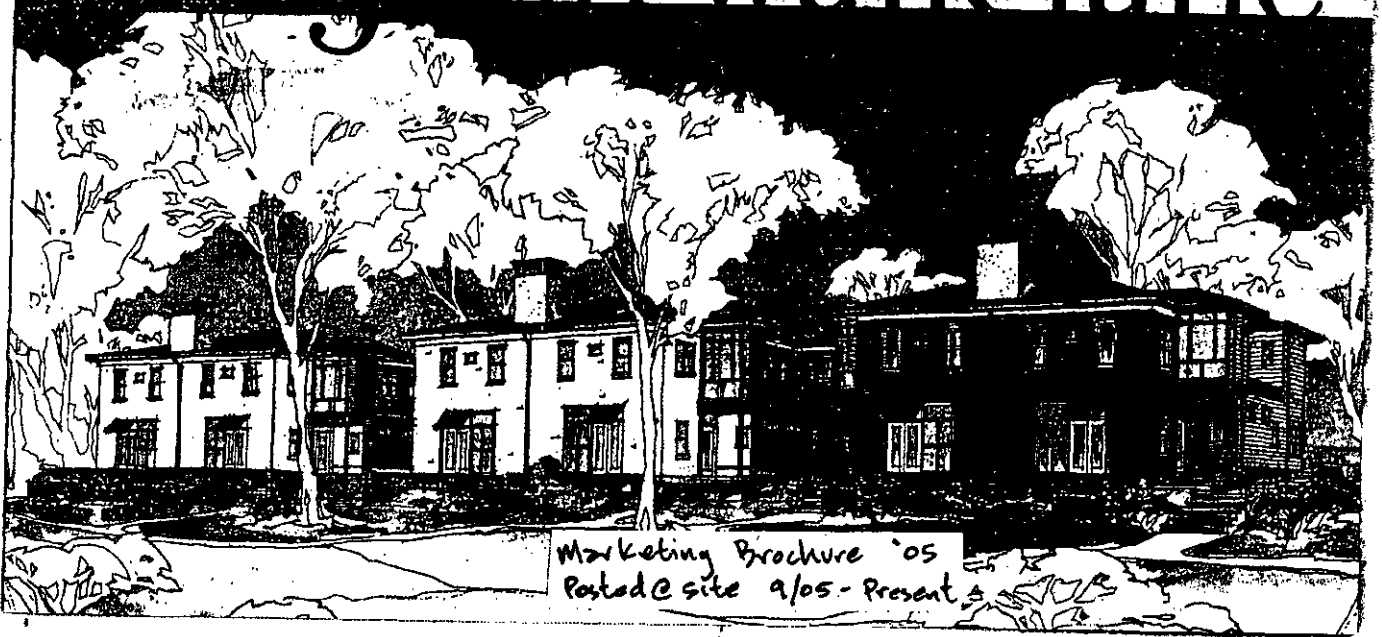


FIRST FLOOR PLAN - UNIT A

SQUARE FOOTAGE CALCULATIONS

| | |
|-------------------|------|
| FIRST FLOOR | 1267 |
| GARAGE | 459 |
| FRONT PORCH | 56 |
| SECOND FLOOR | 1523 |
| PORCH | 64 |
| GROSS S.F. | 3369 |
| CONDITIONED AREAS | 2790 |

1205 norwalk lane



Welcome to Quarry Oaks Garden Homes

in the West Enfield neighborhood, minutes from downtown and a short walk from schools, restaurants, markets, and parks. Its elegant design and sophisticated features blend seamlessly with its well-crafted construction to render a home that is spacious, energy efficient, low-maintenance, and completely unique in Austin.

The architect, inspired by the stately homes built in the pre-World War II era, combines metal roofs, towering brick facades, concrete drives, Hardi-plank siding, with stone and steel accents to provide a hassle-free exterior. We have added low-E vinyl clad windows, blown-in bat insulation, glass transoms, and skylights to offer the utmost in energy efficiency. The living areas feel especially spacious with 10-11 ft. ceilings that include masonry walls, numerous built-in cabinets, and custom marble, tile, and wrought-iron finishes. The floors vary from stained/scored concrete in high traffic areas to wood in the living and dining rooms and carpet in the upper level and bedrooms.

Whether working or relaxing, these homes have been designed to enhance yet simplify your daily life. The sunroom with its state-of-the-art communications system, generous natural lighting, and separate entry is ideal as an at-home office, work-out room, or hobbyist hide-out. The living room is pre-wired for home theater, while the dining and master bathroom



are equipped with stereo speakers to let you listen to the news or your favorite CD. Pre-wiring for a home security system as well as high-speed communications help you feel safe and connected, and entry and garage doors have been oversized to make sure you won't be caught in a jamb. When you want to gaze at the stars or enjoy the summer nights, there is a screened-in porch off of the Master bedroom and a larger porch off of the living room for entertaining guests.



The following schedule includes many of the standard features found

at Quarry Oaks, and the appended floorplans offer a glimpse of what we believe is the premier home ownership opportunity in Austin. Additionally, we offer a variety of ways to customize your home with some of the options listed on the following pages. Whether it is personalized paint colors, custom cabinetry or exclusive appliances, your home will highlight your distinctive tastes.

AVAILABLE CUSTOMIZATIONS

EXTERIOR

- » Front Door Stain
- » Sprinkler System
- » Siding/Trim Color

INTERIOR

- » Paint Colors - Walls & Trim
- » Utility Room Floor - Linoleum or Cork
- » Second Floor & Stairs - Carpet Type

COUNTERTOPS

- » Kitchen - Maple, Granite, or Formica
- » Powder Room - Marble or Formica
- » Master Bath - Marble or Formica
- » Upstairs Bath - Marble or Formica

WALLS

- » Master Bedroom - Tile Type
- » Master Bath - Tile or Marble
- » Upstairs Bath - Tile Type
- » Choice of Lighting/Fixtures

OPTIONAL

- » Bar at the Butler's Pantry or Ice Maker
- » Built-in Safe in Master Closet
- » Steam Unit in Master Shower
- » Fireplace or Cabinet in Master Bedroom
- » Whirlpool tub in Master Bath
- » Built-in Recycle Bin, Desk Space, or Open Kitchen Shelving



STANDARD BUILDING FEATURES

EXTERIOR

- » 26 gauge, 5V-cripp metal roof
- » Blown-in batt insulation (Walls: R-19, Roof: R-24)
- » Acme King-size brick
- » Hardiplank cement composite siding
- » 6" thick concrete driveways (w/ permeable pavers)
- » Limestone window sills and lintels
- » Velux skylights (w/ optional remote control)
- » Photo-controlled walkway and site lighting
- » Architectural concrete landscape walls and walks

INTERIOR

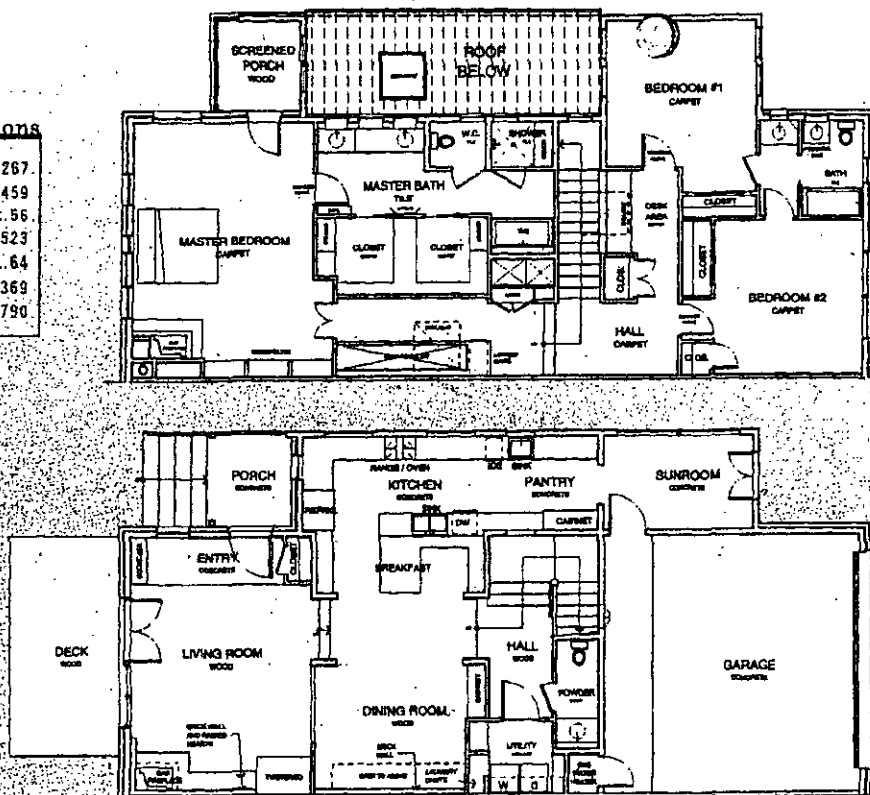
- » 3/4" solid wood floors
- » Nylon berber carpet
- » Maple countertops with custom tile back splash
- » Stainless steel appliances
- » Masonry wall in living and dining rooms
- » Built-in stereo/TV cabinet (pre-wired for home theater)
- » Wood burning fireplace (ceramic logs optional)

For further information about this home, please call:

1-800-451-1234
 1-800-451-1234
 1-800-451-1234
 1-800-451-1234

square footage calculations

| | |
|---------------------------|------|
| First Floor..... | 1267 |
| Garage..... | 459 |
| Front Porch..... | 56 |
| Second Floor..... | 1523 |
| Porch..... | 64 |
| Gross Square Footage..... | 3369 |
| Conditioned Areas..... | 2790 |



SECOND FLOOR PLAN

FIRST FLOOR PLAN

L&P Costs - WillHale Subd.

6/1/97 Through 12/31/01

Page 1

| Cat/Sub | Date | Num | Description | Memo | Clr | Amount |
|----------------------|----------|---------|--------------------------|-------------------------------------|-----|-------------------|
| EXPENSES | | | | | | |
| L&P Fe... | | | | | | |
| Arch | | | | | | |
| | 12/30/97 | 106 | Mell Lawrence, Architect | prelim site plans | R | -1,702.50 |
| | 1/6/98 | 107 | Ironwood Industries | Design fee | R | -225.00 |
| | 1/22/98 | 110 | Upchurch Architects | Site Planning | R | -505.00 |
| | 3/10/98 | 115 | Mell Lawrence, Architect | prelim site plans | R | -1,000.00 |
| | 4/7/98 | 118 ... | Citibank Advantage | Burks reprographics | R | -24.36 |
| | 5/10/98 | 122 | Mell Lawrence, Architect | prelim site plans | R | -1,000.00 |
| | 6/26/98 | 125 | Rick Black, Architect | site planning | R | -888.00 |
| | 9/2/98 | 128 | Rick Black, Architect | site planning | R | -1,996.82 |
| | 9/25/98 | 130 | Chaparral Surveying | subdivision plat | R | -940.00 |
| | 10/22/98 | 131 | Rick Black, Architect | Zoning Hearings | R | -3,742.98 |
| | 11/13/98 | 134 | Rick Black, Architect | Zoning Hearings | R | -4,000.00 |
| | 12/17/98 | 138 | Rick Black, Architect | Schematic Design - 4 lot subd. | R | -4,000.00 |
| | 1/14/99 | 142 | Rick Black, Architect | Schematic Design - 4 lot subd. | R | -4,000.00 |
| | 2/14/99 | 145 | Rick Black, Architect | Schematic Design - 4 lot subd. | R | -4,000.00 |
| | 3/9/99 | 148 ... | Burlington Ventures | House inspection | R | -200.00 |
| | 3/9/99 | 149 | Rick Black, Architect | Building Plans - Units A & B | R | -8,000.00 |
| | 3/15/99 | 150 | Rick Black | Building Plans - Units A & B | R | -864.00 |
| | 4/23/99 | DEP | Burlington Ventures | Framel Consulting | R | 1,450.00 |
| | 4/23/99 | 160 | Rick Black | Plans & Specs. - Units A & B | R | -4,000.00 |
| | 7/30/99 | 170 | Rick Black, Architect | Building Plans - WillHale | R | -4,000.00 |
| | 8/16/99 | 171 | Rick Black, Architect | Building Plans - WillHale | R | -2,000.00 |
| | 12/6/99 | 182 | Rick Black | Utility, Drainage Updates | R | -492.00 |
| | 2/17/00 | 185 | Rick Black, Architect | Updates for Lots 2 & 3 | R | -4,000.00 |
| | 4/10/00 | 192 | Rick Black, Architect | Revisions and Updates | R | -4,000.00 |
| | 5/19/00 | 200 | Rick Black, Architect | Revisions and updates | R | -4,000.00 |
| | 7/20/00 | 208 | Rick Black | Construction Administration - Lot 1 | R | -3,000.00 |
| | 9/11/00 | 217 | Rick Black, Architect | Quarry Oaks Documentation | R | -3,000.00 |
| | 11/14/00 | 228 | Rick Black, Architect | Quarry Oaks Condo. Docs. | R | -2,000.00 |
| | 12/13/00 | 234 | Rick Black, Architect | Quarry Oaks Condo. Docs. | R | -2,000.00 |
| | 1/11/01 | 246 | Rick Black, Architect | Condo. Documentation | R | -2,000.00 |
| | 3/22/01 | 265 | Rick Black, Architect | Construction Admin. - Lot 1 | R | -4,000.00 |
| | 5/4/01 | 276 | Rick Black, Architect | Construction Admin. - WillHale | R | -4,000.00 |
| | 6/18/01 | 316 | Rick Black, Architect | Revisions for Phase 2 | R | -2,765.96 |
| | 11/2/01 | 374 | Rick Black | Roof Framing Lot 2 & 3 | R | -187.00 |
| TOTAL Arch | | | | | | -81,083.62 |
| Engineering | | | | | | |
| | 11/11/97 | 102 | Crichton & Assoc. | Survey | R | -2,235.00 |
| | 11/26/98 | 136 | Crichton & Assoc. | Survey | R | -48.71 |
| | 12/17/98 | 139 | Corridor Engineering | 1/2 subdv. | R | -1,233.09 |
| | 2/2/99 | 144 | Corridor Engineering | 2/2 subdv. | R | -1,233.04 |
| | 2/25/99 | 147 | Chaparral Surveying | subdivision plat | R | -800.00 |
| | 3/9/99 | 148 ... | Burlington Ventures | Reimburse for Chaparral | R | -1,738.38 |
| | 4/8/99 | 155 | Corridor Engineering | Subdv. Comments | R | -1,152.00 |
| | 5/5/99 | 161 | Edgar Campbell | Structural Eng. - Units A & B | R | -400.00 |
| | 5/26/99 | 163 | CRI | Foundation design | R | -325.00 |
| | 6/22/99 | 165 | CRI | Foundation design | R | -500.00 |
| | 6/22/99 | 166 | Chaparral Surveying | subdivision plat | R | 0.00 |
| | 9/24/99 | 173 | Edgar Campbell | Structural | R | -350.00 |
| | 9/24/99 | 175 | Corridor Engineering | construction estimate | R | -1,007.02 |
| | 11/22/99 | 180 | Corridor Engineering | site development permit | R | -3,000.00 |
| | 12/6/99 | 181 | Chaparral Surveying | Bldg. Corners | R | -400.00 |
| | 2/17/00 | 183 | Terra Mar | Geotech. Report | R | -1,590.00 |
| | 3/15/00 | 187 ... | Corridor Engineering | Final Subdivision Payment | R | -1,357.25 |
| | 3/15/00 | 187 ... | Corridor Engineering | Final Cost Estimation Payment | R | -651.05 |

L&P Costs - WillHale Subd.

8/1/97 Through 12/31/01

| Cat/Sub | Date | Num | Description | Memo | Clr | Amount |
|--------------------------------|----------|---------|--------------------------|-------------------------------------|-----|---------------------------|
| | 3/15/00 | 188 | Edgar Campbell | Structural | R | -150.00 |
| | 4/10/00 | 195 | Chaparral Surveying | Bldg. Corners | R | -433.00 |
| | 7/20/00 | 211 | Chaparral Surveying | Bldg. Corners | R | -475.00 |
| | 11/14/00 | 225 | Chaparral Surveying | stake easement | R | -475.00 |
| | 12/13/00 | 233 | Chaparral Surveying | condo survey | R | -433.00 |
| | 6/9/01 | 307 ... | Corridor Engineering | Construction Management | R | -1,375.00 |
| TOTAL Engineering | | | | | | <u>-21,361.54</u> |
| Legal | | | | | | |
| | 3/31/98 | 117 | Jenkins & Gilchrist | Quarry | R | -970.20 |
| | 10/22/98 | 132 | Jenkins & Gilchrist | Zoning Hearings | R | -47.00 |
| | 3/9/99 | 148 ... | Burlington Ventures | Zoning Hearings | R | -1,929.16 |
| | 3/17/99 | 152 | Jenkins & Gilchrist | Restrictions review | R | -137.70 |
| | 2/1/01 | 251 | Jenkins & Gilchrist | Condo Docs. | R | -2,000.00 |
| | 6/13/01 | DE... | Heritage Title Co. | Atty., Title Ins., misc. | R | -3,831.54 |
| | 9/6/01 | 348 | Ray Head & Co. | prop. tax consultation | R | -350.00 |
| | 12/17/01 | 384 | Jenkins & Gilchrist | Condo Docs. | R | -2,000.00 |
| TOTAL Legal | | | | | | <u>-11,265.60</u> |
| Permitting | | | | | | |
| | 3/10/98 | 113 | City of Austin | Zoning change fee | R | -1,365.00 |
| | 3/10/98 | 114 | City of Austin | Signs for zoning change | R | -110.00 |
| | 12/7/98 | 137 | City of Austin | Resub. Fee | R | -1,110.00 |
| | 7/27/99 | 168 | City of Austin | Subdivision Improvements Review Fee | R | -1,270.00 |
| | 11/18/99 | 177 | City of Austin | www taps | R | -8,270.00 |
| | 11/19/99 | 178 | City of Austin | building permit | R | -515.00 |
| | 2/1/01 | 249 | City of Austin - Permits | Irrigation Meter | R | -760.00 |
| | 5/19/01 | 286 | City of Austin - Permits | Subdivision Inspection Fee | R | -1,691.37 |
| | 5/21/01 | 290 | City of Austin - Permits | Public works submittal fee | R | -25.00 |
| | 6/9/01 | 306 | City of Austin - Permits | Fiscal surety bond for subd. impr. | R | -1,317.50 |
| | 6/9/01 | 309 | City of Austin - Permits | Reinspection Fee | R | -100.00 |
| | 6/9/01 | 310 | City of Austin - Permits | Correction submittal fee | R | -165.00 |
| TOTAL Permitting | | | | | | <u>-16,698.87</u> |
| TOTAL L&P Fees | | | | | | <u>-130,409.63</u> |
| TOTAL EXPENSES | | | | | | <u>-130,409.63</u> |
| TOTAL INCOME - EXPENSES | | | | | | <u><u>-130,409.63</u></u> |

Architectural Costs - WillHale Subd.

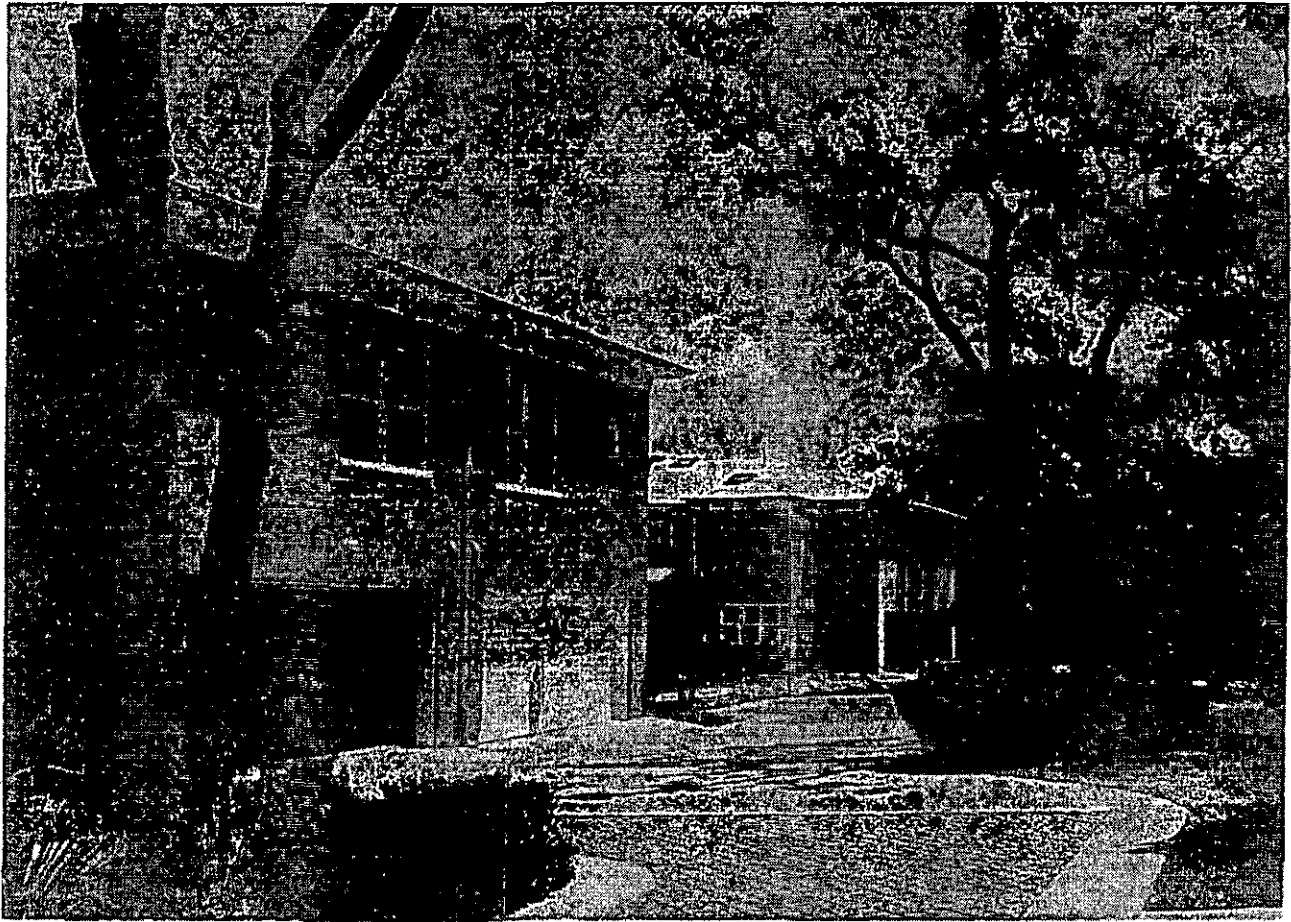
1/1/02 Through 3/9/06

Page 1

| Cat/Sub | Date | Num | Description | Memo | Clr | Amount |
|--------------------------------|----------|------|-----------------------|-----------------------------|-----|------------------|
| EXPENSES | | | | | | |
| L&P Fe... | | | | | | |
| Arch | | | | | | |
| | 5/12/03 | 1064 | Rick Black, Architect | bldg. permit for lots 2 & 3 | R | -416.00 |
| | 6/19/03 | 1067 | Rick Black, Architect | cd's lots 2 & 3 | R | -1,065.00 |
| | 8/10/04 | 1096 | Rick Black, Architect | Lot 2 & 3 Revisions | R | -376.00 |
| | 11/15/04 | 1100 | Rick Black, Architect | Schematic Design - Lot 4 | R | -1,240.00 |
| | 2/10/05 | 1108 | Zocalo Design | sign and brochure design | R | -1,082.50 |
| | 5/13/05 | 1112 | Zocalo Design | sign and brochure design | R | -1,082.50 |
| | 8/31/05 | 1119 | Zocalo Design | Sign Production | R | -405.94 |
| | 8/31/05 | 1121 | Zocalo Design | Brochure Production | R | -1,082.50 |
| | 1/30/06 | 1153 | Rick Black | Schematic Design - Lot 4 | R | -459.00 |
| TOTAL Arch | | | | | | -7,209.44 |
| TOTAL L&P Fees | | | | | | -7,209.44 |
| TOTAL EXPENSES | | | | | | -7,209.44 |
| TOTAL INCOME - EXPENSES | | | | | | -7,209.44 |



VIEW OF SUBJECT PROPERTY FACING NORTH-LOT 2, WILLHALE SUBDIVISION



COMMON ACCESS DRIVEWAY FOR QUARRY OAKS CONDOMINIUMS



VIEW OF ADJACENT PROPERTY TO THE EAST OF SUBJECT-1205 NORWALK, UNITS E & F



VIEW OF ADJACENT PROPERTY TO THE WEST OF SUBJECT-1205 NORWALK, UNITS A & B



VIEW OF SUBJECT PROPERTY AT CORNER OF QUARRY ROAD & NORWALK LANE

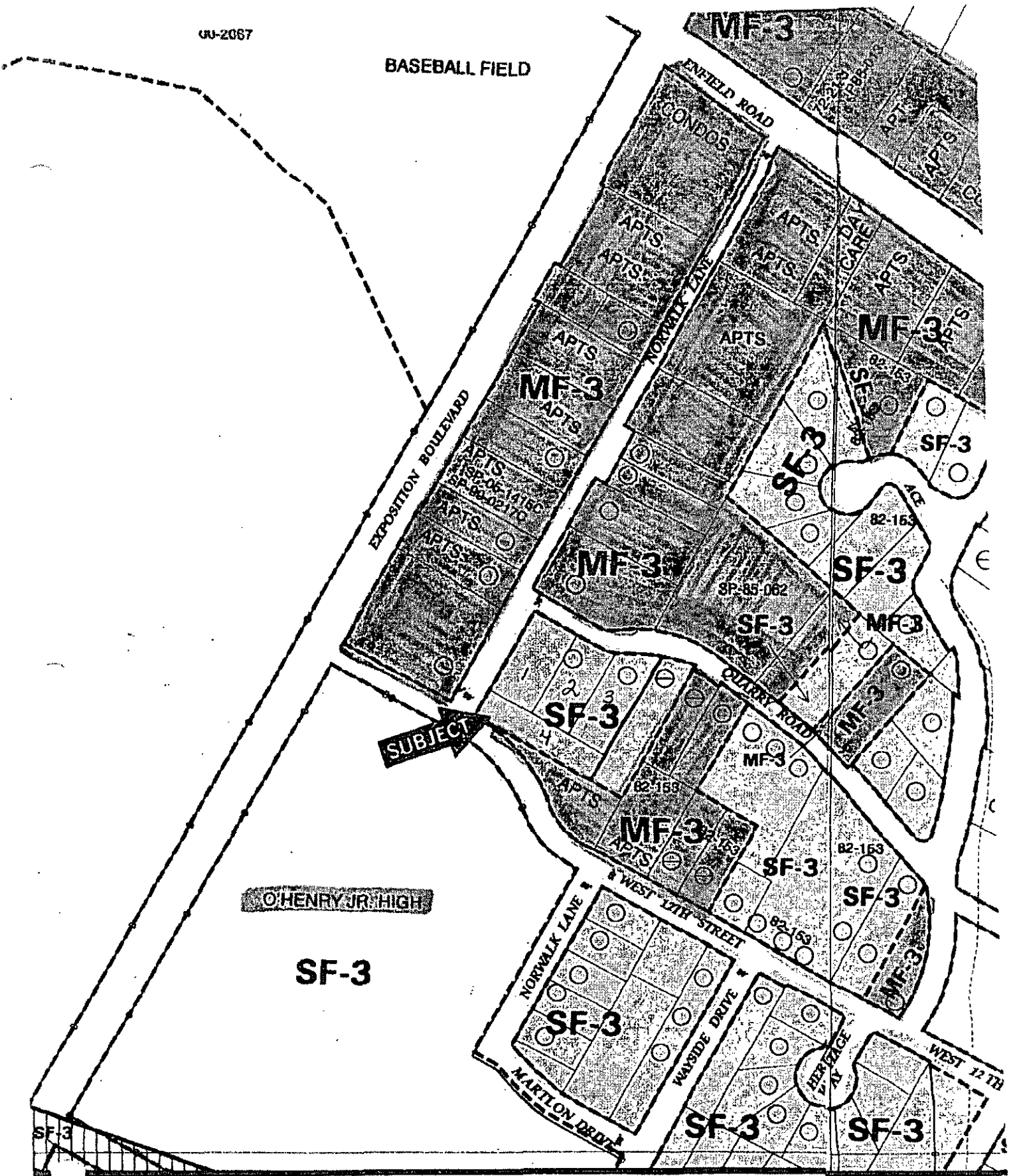


VIEW OF NEIGHBORING PROPERTY TO THE NORTH OF SUBJECT-2520 QUARRY ROAD



VIEW OF ADJACENT PROPERTY TO THE SOUTH OF SUBJECT-2514 W. 12TH STREET, 5-UNIT APARTMENT BLDG.

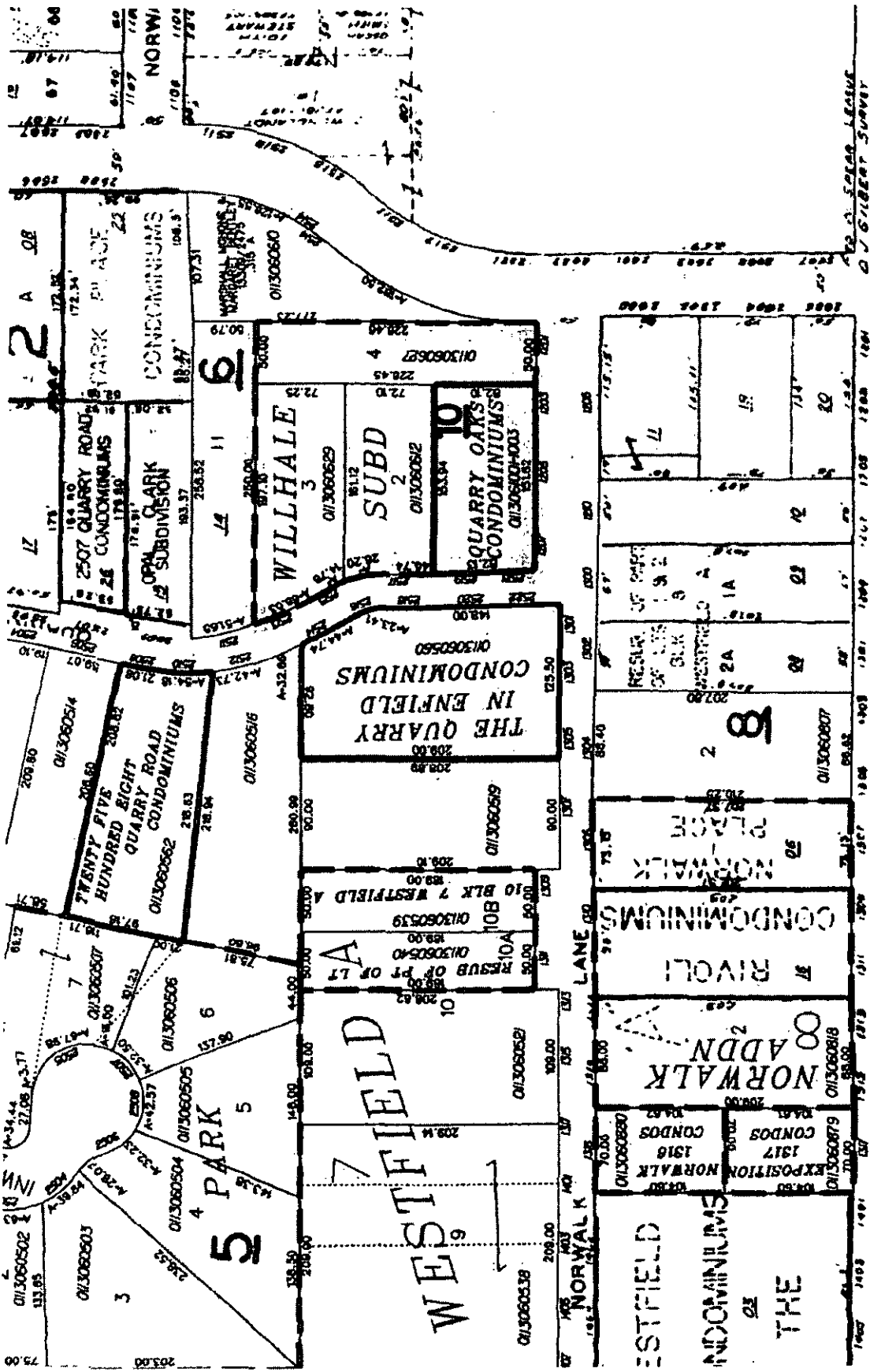
BASEBALL FIELD



ZONING DISTRICT MAP
CITY OF AUSTIN, TEXAS

G24

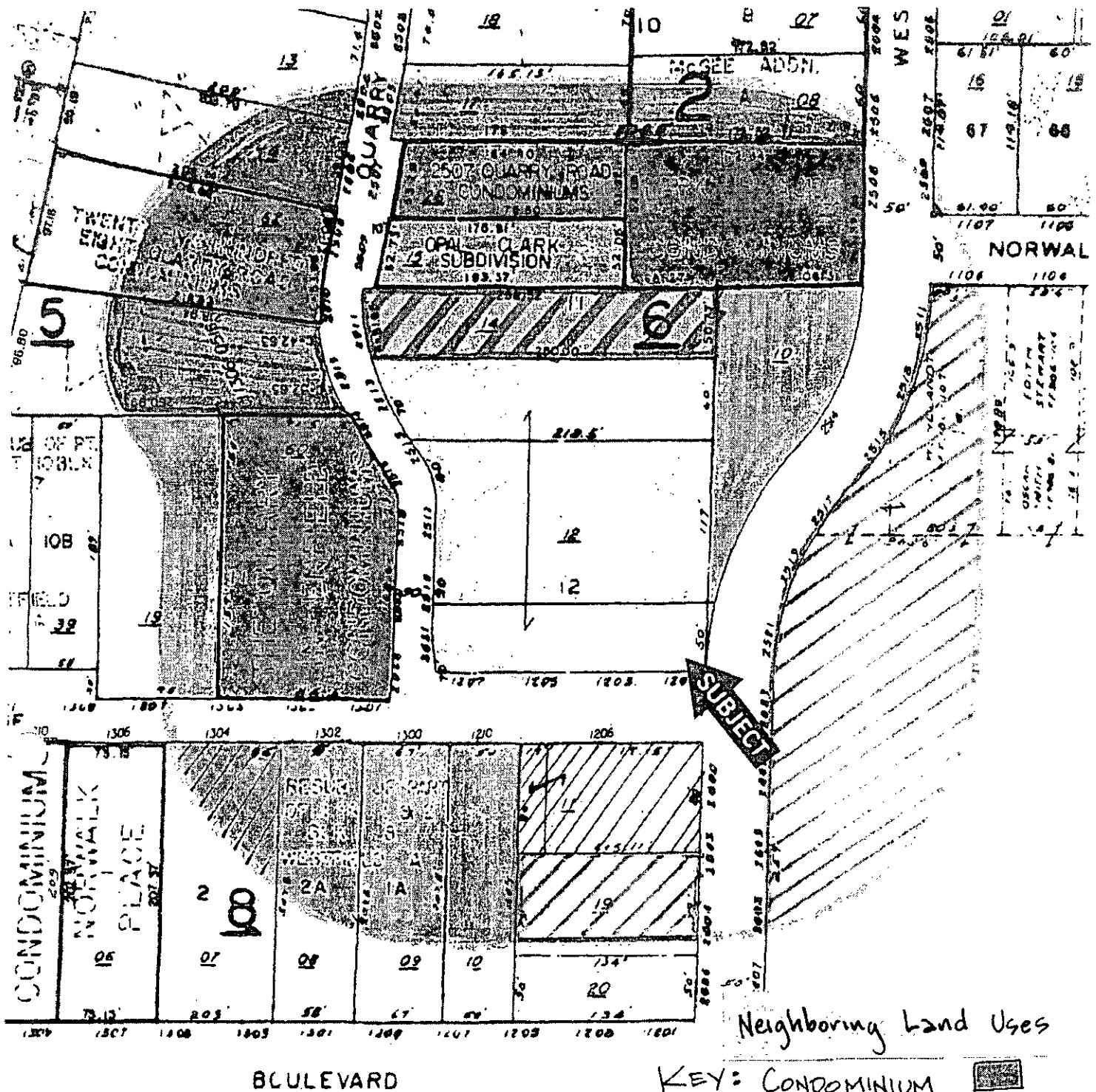
THIS MAP IS PROVIDED
DEPARTMENT OF COM
AND NO WARRANTY
QUALITY OF MAP



EXPOSITION

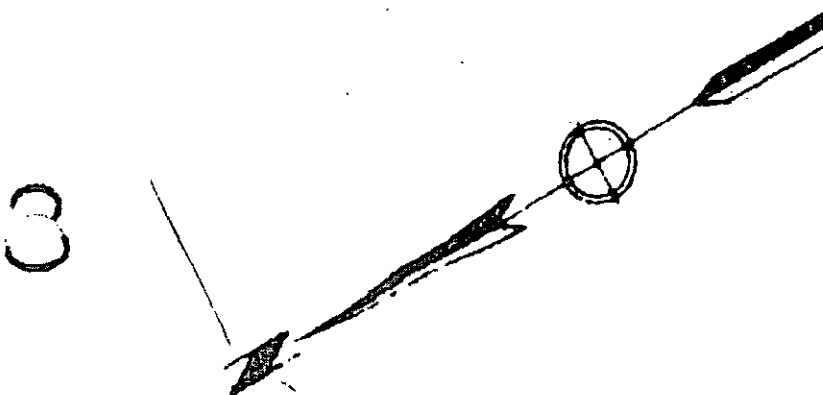
BULEVARD

UNIVERSITY OF



Neighboring Land Uses

| | |
|----------------------|--|
| KEY: CONDOMINIUM | |
| APARTMENT | |
| NON-OWNER OCC'D HOME | |
| OWNER OCC'D HOME | |
| SCHOOL/VACANT | |
| DUPLEX | |



LAND USE AND DENSITY ANALYSIS - 2515 QUARRY ROAD

LIVING UNIT DENSITY LEVELS (Excl. Subject)

Average density of all private properties in sampling 15.0

Avg. density for private properties W/in 200' of Subject 18.8

LAND USE PROFILE (PRIVATE PROPERTY WITHIN 200 FEET)

Condominiums 34%

Apartment 30%

Rental Housing and Duplex 13%

SF Housing 19%

Vacant 5%

| Property Street Address | Type of Usage | Number of Households | Land Area (Acres) | Density (Hshld/Ac.) | Portion W/in 200' |
|-------------------------|---------------|----------------------|-------------------|---------------------|-------------------|
| 1302 Norwalk Ln. | APT | 6 | 0.28 | 21.7 | 60% |
| 1300 Norwalk Ln. | APT | 6 | 0.32 | 18.8 | 62% |
| 1210 Norwalk Ln. | APT | 4 | 0.24 | 16.7 | 62% |
| 1206 Norwalk Ln. | RR | 1 | 0.25 | 4.1 | 100% |
| 2604 W. 12th Str. | VAC | 0 | 0.24 | 0.0 | 81% |
| 2504 Quarry Rd. | SFR | 1 | 0.34 | 2.9 | 6% |
| 2506 Quarry Rd. | SFR | 1 | 0.28 | 3.6 | 46% |
| 2510 Quarry Rd. | SFR | 1 | 0.48 | 2.1 | 65% |
| 1307 Norwalk Ln. | APT | 24 | 0.47 | 51.0 | 44% |
| 2520 Quarry Rd. | CONDO | 20 | 0.57 | 34.8 | 100% |
| 2508 Quarry Rd. | CONDO | 4 | 0.44 | 9.2 | 60% |
| 2506 W. 12th Str. | SFR | 1 | 0.24 | 4.2 | 72% |
| 2514 W. 12th Str. | APT | 6 | 0.32 | 18.8 | 100% |
| 2511 Quarry Rd. | DPLX | 2 | 0.29 | 6.8 | 100% |
| 2509 Quarry Rd. | APT | 2 | 0.21 | 9.4 | 100% |
| 2505 Quarry Rd. | SFR | 1 | 0.20 | 5.1 | 82% |
| 2508 W 12th Str. | CONDO | 18 | 0.39 | 40.5 | 100% |
| 2507 Quarry Rd. | CONDO | 6 | 0.20 | 29.7 | 100% |
| 1107 Norwalk Ln. | SFR | 1 | 0.16 | 6.2 | 2% |
| 1100 Exposition | SCHOOL | N/A | N/A | N/A | N/A |
| 2515 Quarry Road | SUBJECT | N/A | 1.108 | N/A | 100% |
| Totals | | 103 | 7.03 | 15.04 | |

TaxNetUSA: Travis County Property Information

Property ID Number: 494950 Ref ID2 Number: 0113061002000

Owner's Name: GWIN ROBERT G & KATHERINE B

Mailing Address
1205 NORWALK LN
AUSTIN, TX 78703-3782

Location
1205 NORWALK LN 78703

Legal
UNT A BLD 1 QUARRY OAKS CONDOMINIUMS AMENDED PLUS 25.0 % INT IN COM AREA

Property Details

Deed Date
Deed Volume
Deed Page
Exemptions
Freeze Exempt
ARB Protest
Agent Code
Land Acres
Block
Tract or Lot
Docket No.
Abstract Code
Neighborhood Code

Value Information
Land Value
Improvement Value
AG Value
AG Productivity Value
Timber Value
Timber Productivity Value
Assessed Value
10% Cap Value
Total Value

2006 Certified
245,400.00
212,300.00
0.00
0.00
0.00
0.00
457,700.00
0.00
457,700.00

Data up to date as of 2006-08-01

C00821
X1790

03172005

HS,
F
F
0
0.0751
1
A

AGRICULTURAL (1-0-1)
APPOINTMENT OF AGENT FORM
PROTEST FORM
FREEPORT EXEMPTION
RELIGIOUS EXEMPTION FORM
PLAT MAP
PLAT MAP
(PDF)

Value By Jurisdiction

| Entity Code | Entity Name | 2005 Tax Rate | Assessed Value | Taxable Value | Market Value | Appraised Value |
|-------------|-------------------------|---------------|----------------|---------------|--------------|-----------------|
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | 457,700.00 | 457,700.00 | 457,700.00 | 457,700.00 |
| 01 | AUSTIN ISD | 1.823000 | 457,700.00 | 442,700.00 | 457,700.00 | 457,700.00 |
| 02 | CITY OF AUSTIN | 0.443000 | 457,700.00 | 457,700.00 | 457,700.00 | 457,700.00 |
| 03 | TRAVIS COUNTY | 0.499300 | 457,700.00 | 368,160.00 | 457,700.00 | 457,700.00 |

2J TRAVIS CO HEALTHCARE DIST
88 AUSTIN COMM COLL DIST

0.077800
0.069100

457,700.00
457,700.00

368,180.00
452,700.00

457,700.00
457,700.00

Improvement Information

Improvement ID
365125

State Category
A4

Description

TOWNHOMES/CONDOS

Segment Information

| Imp ID | Seg ID |
|--------|---------|
| 365125 | 2148279 |
| 365125 | 2148280 |
| 365125 | 2209883 |
| 365125 | 2209894 |
| 365125 | 2209895 |
| 365125 | 2209896 |
| 365125 | 2209897 |
| 365125 | 2209898 |
| 365125 | 2209899 |
| 365125 | 2210000 |

Type Code

Description

Class

Effective Year Built

Area

| | | | | |
|-----|------------------|----|------|-------|
| 1ST | 1st Floor | WW | 2001 | 1,208 |
| 2ND | 2nd Floor | WW | 2001 | 1,538 |
| 011 | PORCH OPEN 1ST F | . | 2001 | 48 |
| 012 | PORCH OPEN 2ND F | . | 2001 | 48 |
| 041 | GARAGE ATT 1ST F | WW | 2001 | 529 |
| 085 | HVAC RESIDENTIAL | . | 2001 | 2,747 |
| 251 | BATHROOM | . | 2001 | 2 |
| 512 | DECK UNCOVERED | . | 2001 | 182 |
| 522 | FIREPLACE | . | 2001 | 1 |
| 591 | MASONRY TRIM SF | A | 2001 | 1,240 |

Total Living Area 2,747

Land Information

Land ID
412839

Type Code
LAND

SPTB Code
A4

Homesite
T

Size-Acres
751.000

Front
0

Depth
0

Size-Sqft
3,272

Certified Value History

| Year | Jur | Entity Name | Assessed Value | Taxable Value |
|------|-----|-------------------------|----------------|---------------|
| 2005 | 0A | TRAVIS CENTRAL APP DIST | 417,502.00 | 417,502.00 |
| 2005 | 01 | AUSTIN ISD | 417,502.00 | 402,502.00 |

TaxNetUSA: Travis County Property Information

Property ID Number: 494951 RefID2 Number: 0113061002000

Owner's Name **SMITH MARTHA W**

Mailing Address
1205 NORWALK LN #B
AUSTIN, TX 78703-3783

Location
1205 NORWALK LN 78703

Legal
UNT B BLD 1 QUARRY OAKS CONDOMINIUMS AMENDED PLUS 25.0 % INT IN COM AREA

Property Details

Deed Date 11072002
Deed Volume 00000
Deed Page 00000
Exemptions HS,
Freeze Exempt F
ARB Protest F
Agent Code 0
Land Acres 0.0751
Block 1
Tract or Lot B
Docket No.
Abstract Code
Neighborhood Code

Value Information

Land Value
Improvement Value
AG Value
AG Productivity Value
Timber Value
Timber Productivity Value
Assessed Value
10% Cap Value
Total Value

2006 Certified
245,400.00
212,300.00
0.00
0.00
0.00
0.00
457,700.00
0.00
457,700.00

Data up to date as of 2006-08-01

AGRICULTURAL (1-B-1)

APPOINTMENT OF AGENT FORM

FREEPORT EXEMPTION

NONRESIDENT EXEMPTION FORM

PRINTER FRIENDLY REPORT

PROTEST FORM

RELIGIOUS EXEMPTION FORM

PLAT MAP

(TIFF)

PLAT MAP

(PDF)

Value By Jurisdiction

| Entity Code | Entity Name | 2005 Tax Rate | Assessed Value | Taxable Value | Market Value | Appraised Value |
|-------------|-------------------------|---------------|----------------|---------------|--------------|-----------------|
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | 457,700.00 | 457,700.00 | 457,700.00 | 457,700.00 |
| 01 | AUSTIN ISD | 1.823000 | 457,700.00 | 442,700.00 | 457,700.00 | 457,700.00 |
| 02 | CITY OF AUSTIN | 0.443000 | 457,700.00 | 457,700.00 | 457,700.00 | 457,700.00 |
| 03 | TRAVIS COUNTY | 0.499300 | 457,700.00 | 366,160.00 | 457,700.00 | 457,700.00 |

| | | | | | | |
|----|---------------------------|----------|------------|------------|------------|------------|
| 2J | TRAVIS CO HEALTHCARE DIST | 0.077800 | 457,700.00 | 368,180.00 | 457,700.00 | 457,700.00 |
| 68 | AUSTIN COMM COLL DIST | 0.089100 | 457,700.00 | 452,700.00 | 457,700.00 | 457,700.00 |

Improvement Information

Improvement ID
365128

State Category
A4

Description
TOWNHOMES/CONDOS

Segment Information

| Imp ID | Seg ID | Type Code | Description | Class | Effective Year Built | Area |
|--------|---------|-----------|------------------|-------|----------------------|--------------------------------|
| 365128 | 2148281 | 1ST | 1st Floor | WW | 2001 | 1,208 |
| 365128 | 2148282 | 2ND | 2nd Floor | WW | 2001 | 1,538 |
| 365128 | 2210001 | 011 | PORCH OPEN 1ST F | . | 2001 | 48 |
| 365128 | 2210002 | 012 | PORCH OPEN 2ND F | . | 2001 | 48 |
| 365128 | 2210003 | 041 | GARAGE ATT 1ST F | WW | 2001 | 529 |
| 365128 | 2210004 | 096 | HVAC RESIDENTIAL | . | 2001 | 2,747 |
| 365128 | 2210005 | 251 | BATHROOM | . | 2001 | 2 |
| 365128 | 2210006 | 512 | DECK UNCOVERED | . | 2001 | 182 |
| 365128 | 2210007 | 522 | FIREPLACE | . | 2001 | 1 |
| 365128 | 2210008 | 581 | MASONRY TRIM SF | A | 2001 | 1,240 |
| | | | | | | Total Living Area 2,747 |

Land Information

| Land ID | Type Code | SPTB Code | Homesite | Size-Acres | Front | Depth | Size-Sqft |
|---------|-----------|-----------|----------|------------|-------|-------|-----------|
| 412840 | LAND | A4 | T | 751.000 | 0 | 0 | 3,272 |

Certified Value History

| Year | Jur | Entity Name | Assessed Value | Taxable Value |
|------|-----|-------------------------|----------------|---------------|
| 2005 | QA | TRAVIS CENTRAL APP DIST | 417,502.00 | 417,502.00 |
| 2005 | 01 | AUSTIN ISD | 417,502.00 | 402,502.00 |

TaxNetUSA: Travis County Property Information

Property ID Number: 713423 Ref ID2 Number: 01130610040001

Owner's Name

QUARRY OAKS DEVELOPMENT INC

Mailing Address
5000 PLAZA ON THE LAKE #170
AUSTIN, TX 78748-1076

Location
1205 NORWALK LN 78703

Legal
UNIT E BLD 2 QUARRY OAKS CONDOMINIUMS AMENDED PLUS 25.0 % INT IN COM AREA

Property Details

Deed Date

Deed Volume

Deed Page

Exemptions

Freeze Exempt

ARB Protest

Agent Code

Land Acres

Block

Tract or Lot

Docket No.

Abstract Code

Neighborhood Code

2006 Certified

245,400.00

43,287.00

0.00

0.00

0.00

0.00

288,687.00

0.00

288,687.00

Value Information

Land Value

Improvement Value

AG Value

AG Productivity Value

Timber Value

Timber Productivity Value

Assessed Value

10% Cap Value

Total Value

F
F
0
0.0751
2
E

C00821
X1790

Data up to date as of 2006-08-01

AGRICULTURAL (1-B-1)

APPOINTMENT OF AGENT FORM

FREEPORT EXEMPTION

NONRESIDENT EXEMPTION FORM

PRINTER FRIENDLY REPORT

PROTEST FORM

RELIGIOUS EXEMPTION FORM

PLAT MAP

(PDF)

PLAT MAP

Value By Jurisdiction

Entity Code

Entity Name

2005 Tax Rate

Assessed Value

Taxable Value

Market Value

Appraised Value

0A

TRAVIS CENTRAL APP DIST

0.000000

288,687.00

288,687.00

288,687.00

288,687.00

01

AUSTIN ISD

1.623000

288,687.00

288,687.00

288,687.00

288,687.00

02

CITY OF AUSTIN

0.443000

288,687.00

288,687.00

288,687.00

288,687.00

03

TRAVIS COUNTY

0.499300

288,687.00

288,687.00

288,687.00

288,687.00

2J TRAVIS CO HEALTHCARE DIST
68 AUSTIN COMM COLL DIST

0.077600 288,887.00 288,887.00 288,887.00
0.088100 288,887.00 288,887.00 288,887.00

Improvement Information

Improvement ID
600502

State Category
B2

Description

2 FAM DWELLING

Segment Information

| Imp ID | Seg ID | Type Code | Description | Class | Effective Year Built | Area |
|-------------------|---------|-----------|------------------|-------|----------------------|-------|
| 600502 | 3848142 | 1ST | 1st Floor | XX | 2005 | 1,175 |
| 600502 | 3848144 | 2ND | 2nd Floor | XX | 2005 | 1,435 |
| 600502 | 3848153 | 011 | PORCH OPEN 1ST F | . | 2005 | 64 |
| 600502 | 3848154 | 631 | PORCH CLOS UNFIN | . | 2005 | 64 |
| 600502 | 3848157 | 041 | GARAGE ATT 1ST F | XX | 2005 | 483 |
| 600502 | 3848158 | 231 | BATHROOM | . | 2005 | 2 |
| 600502 | 3848160 | 522 | FIREPLACE | . | 2005 | 1 |
| 600502 | 3848161 | 812 | TERRACE UNCOVERD | . | 2005 | 12 |
| 600502 | 3848226 | 085 | HVAC RESIDENTIAL | . | 2005 | 2,810 |
| Total Living Area | | | | | | 2,810 |

Land Information

| Land ID | Type Code | SPTB Code | Homesite | Size-Acres | Front | Depth | Size-Sqft |
|---------|-----------|-----------|----------|------------|-------|-------|-----------|
| 681632 | LAND | A4 | F | 751.000 | 0 | 0 | 3,272 |

Certified Value History

Year Jur Entity Name

Assessed Value

Taxable Value

2005
2004
2003
2002

TaxNetUSA: Travis County Property Information

Property ID Number: 713424 Ref ID: 2 Number: 01130614058400

Owner's Name

QUARRY OAKS DEVELOPMENT INC

Mailing Address
5000 PLAZA ON THE LAKE #170
AUSTIN, TX 78748-1078

Location
1205 NORWALK LN 78703

Legal
UNT F BLD 2 QUARRY OAKS CONDOMINIUMS AMENDED PLUS 25.0 % INT IN COM AREA

Property Details

Deed Date

Deed Volume

Deed Page

Exemptions

Freeze Exempt

ARB Protest

Agent Code

Land Acres

Block

Tract or Lot

Docket No.

Abstract Code

Neighborhood Code

2006 Certified

245,400.00

43,287.00

0.00

0.00

0.00

288,687.00

0.00

288,687.00

Value Information

Land Value

Improvement Value

AG Value

AG Productivity Value

Timber Value

Timber Productivity Value

Assessed Value

10% Cap Value

Total Value

Data up to date as of 2006-08-01

AGRICULTURAL (1-D-1)

APPOINTMENT OF AGENT FORM

FREEPORT EXEMPTION

HOMESTEAD EXEMPTION FORM

PRINTER FRIENDLY REPORT

PROTEST FORM

RELIGIOUS EXEMPTION FORM

PLAT MAP

(PDF)

PLAT MAP

Value By Jurisdiction

| Entity Code | Entity Name | 2005 Tax Rate | Assessed Value | Taxable Value | Market Value | Appraised Value |
|-------------|---------------------------|---------------|----------------|---------------|--------------|-----------------|
| 0A | TRAVIS CENTRAL APP DIST | 0.000000 | 288,687.00 | 288,687.00 | 288,687.00 | 288,687.00 |
| 01 | AUSTIN ISD | 1.623000 | 288,687.00 | 288,687.00 | 288,687.00 | 288,687.00 |
| 02 | CITY OF AUSTIN | 0.443000 | 288,687.00 | 288,687.00 | 288,687.00 | 288,687.00 |
| 03 | TRAVIS COUNTY | 0.498300 | 288,687.00 | 288,687.00 | 288,687.00 | 288,687.00 |
| 2J | TRAVIS CO HEALTHCARE DIST | 0.077900 | 288,687.00 | 288,687.00 | 288,687.00 | 288,687.00 |
| 88 | AUSTIN COMM COLL DIST | 0.098100 | 288,687.00 | 288,687.00 | 288,687.00 | 288,687.00 |

2J TRAVIS CO HEALTHCARE DIST
68 AUSTIN COMM COLL DIST

0.077900 288,887.00 288,887.00
0.086100 288,887.00 288,887.00

Improvement Information

Improvement ID
600517

State Category
B2

Description

TOWNHOMES/CONDOS

Segment Information

| Imp ID | Seg ID | Type Code | Description | Class | Effective Year Built | Area |
|-------------------|---------|-----------|------------------|-------|----------------------|-------|
| 600517 | 3848240 | 1ST | 1st Floor | XX | 2005 | 1,175 |
| 600517 | 3848241 | 2ND | 2nd Floor | XX | 2005 | 1,435 |
| 600517 | 3848243 | 011 | PORCH OPEN 1ST F | . | 2005 | 64 |
| 600517 | 3848244 | 631 | PORCH CLOS UNFIN | . | 2005 | 64 |
| 600517 | 3848245 | 041 | GARAGE ATT 1ST F | XX | 2005 | 483 |
| 600517 | 3848246 | 251 | BATHROOM | . | 2005 | 2 |
| 600517 | 3848247 | 522 | FIREPLACE | . | 2005 | 1 |
| 600517 | 3848248 | 612 | TERRACE UNCOVERD | . | 2005 | 12 |
| 600517 | 3848249 | 085 | HVAC RESIDENTIAL | . | 2005 | 2,610 |
| Total Living Area | | | | | | 2,610 |

Land Information

| Land ID | Type Code | SPTB Code | Homesite | Size-Acres | Front | Depth | Size-Sqft |
|---------|-----------|-----------|----------|------------|-------|-------|-----------|
| 681633 | LAND | A1 | F | 751.000 | 0 | 0 | 3,272 |

Certified Value History

| Year | Entity Name | Assessed Value | Taxable Value |
|------|-------------|----------------|---------------|
| 2005 | | | |
| 2004 | | | |
| 2003 | | | |
| 2002 | | | |

WillHale - Lot 2
Square Footage Calculations

Lot Area (SF) **11,267**

| | <u>Unit C</u> | <u>Unit D</u> | <u>Total</u> |
|----------------------------|---------------|---------------|--------------|
| 1st Floor Conditioned | 1267 | 1267 | 2534 |
| 1st Floor Garage | 459 | 459 | 918 |
| 1st Floor Entry Porch | 56 | 56 | 112 |
| 2nd Floor Conditioned | 1523 | 1523 | 3046 |
| 2nd Floor Porch | 64 | 64 | 128 |
| <u>Total Building Area</u> | | | |
| Conditioned Space | 2790 | 2790 | 5580 |
| Garage Space | 459 | 459 | 918 |
| Porches | 120 | 120 | 240 |

Floor Area Ratio (FAR)

According to Ordinance #20060309-058 51%
According to Ordinance #030605-49 50%

Maximum FAR Allowable

Ordinance #20060309-058 40%
Ordinance #030605-49 57%

Impervious Coverage

| | | |
|-------------------------------|------|-------|
| Building Cover | 3456 | |
| Porches & Stairs | 188 | |
| Driveway | 1313 | |
| Walkways + AC pads | 18 | |
| Landscape Walls | 77 | |
| <u>Total Impervious Cover</u> | 5052 | 44.8% |

Maximum Impervious Cover Allowable

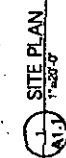
Ordinance #20060309-058 45%
Ordinance #030605-49 45%

Building Height

| | | |
|------------------------|-------|------|
| Ground High Point | 102.6 | |
| Ground Low Point | 98.4 | |
| Avg. Ground Datum | 100.5 | |
| Avg. Highest Gable | 130 | |
| <u>Building Height</u> | | 29.5 |

Maximum Height Allowable

Ordinance #20060309-058 30'
Ordinance #030605-49 30'



Project Information

Lot Description

LOT 1 of the WILLIAMS SUBDIVISION,
A subdivision of Section 14, T. 1 S., R. 12 E.,
Wendell A. 2 Subdivision, as shown in Volume 2, Page
571 of the Plat Book of the County of Lincoln,
and as shown in Volume 2031, Page 2116, of the
real property records of Trench County, Texas.

Impervious Cover Calculations

| Lot Area | Square Footage |
|----------|----------------|
| 11.267 | 11,267 |
| 3.456 | 3,456 |
| 188 | 188 |
| 38.1% | 38.1% |

Building Height Calculations

| Ground High Point | Ht. in Ft. |
|-------------------|----------------|
| 102.6 | 102.6 |
| 98.4 | 98.4 |
| 100.5 | 100.5 |
| 26'-0" (130.0) | 26'-0" (130.0) |
| 29.5 | 29.5 |

Basement Footings Calculations

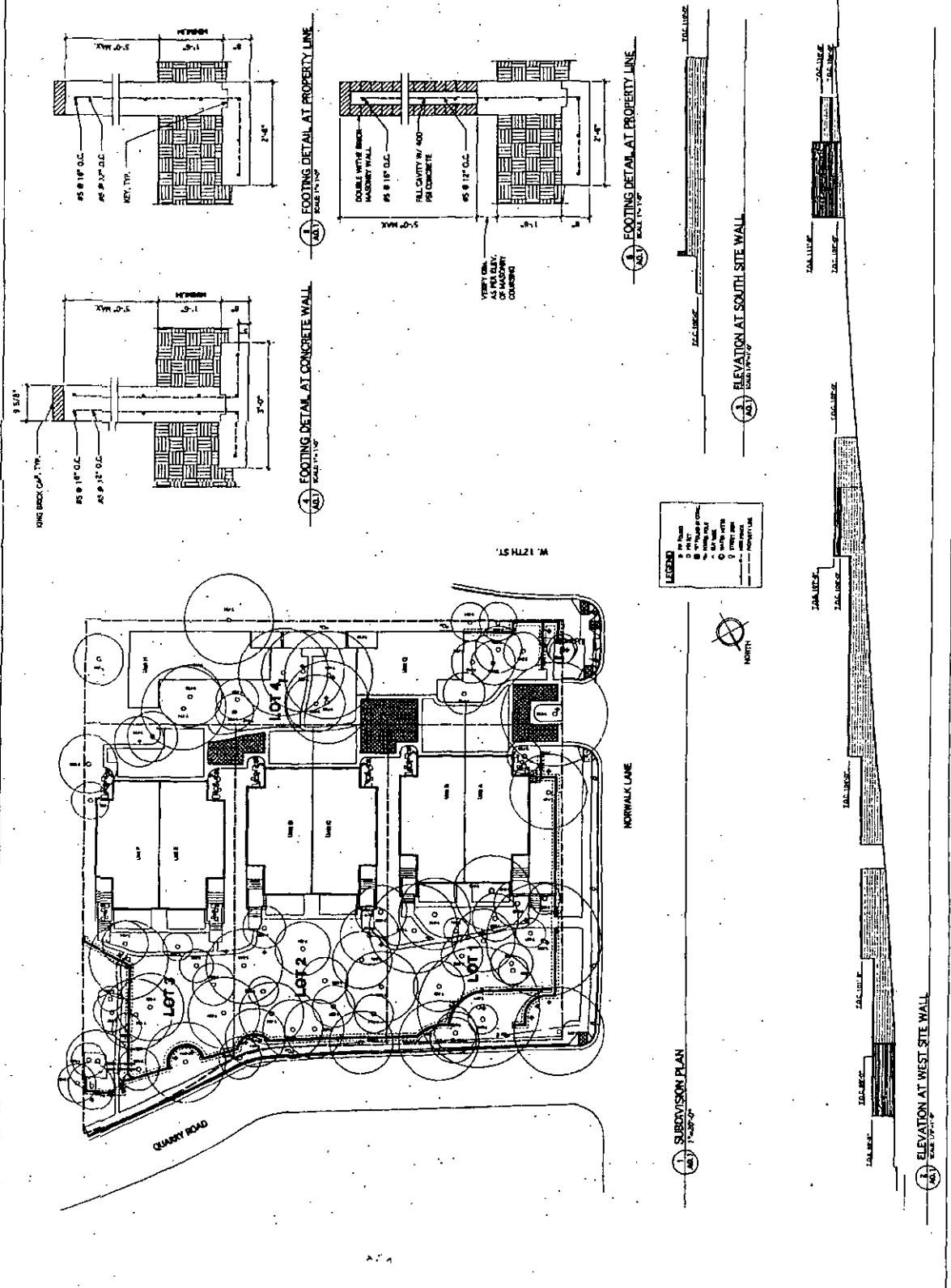
| Unit C | Unit D | Total |
|--------------------------|--------|-----------|
| First Floor Conditioned | 1267 | 2534 |
| First Floor Garage | 459 | 918 |
| First Floor Porch | 56 | 112 |
| Second Floor Conditioned | 1323 | 3046 |
| Second Floor Porch | 64 | 128 |
| Total Building Area | 2790 | 5580 |
| Conditioned Area | 459 | 918 |
| Garage Area | 120 | 240 |
| Porches | 120 | 240 |
| Gross S.F. | 3769 | 6738 s.f. |



RICK BLACK ARCHITECT
1401 E. 7TH ST.
MARTIN, TEXAS 75072
TELEPHONE: 817-473-2255
FAX: 817-473-2256

1205 NORWALK LANE - SUBDIVISION

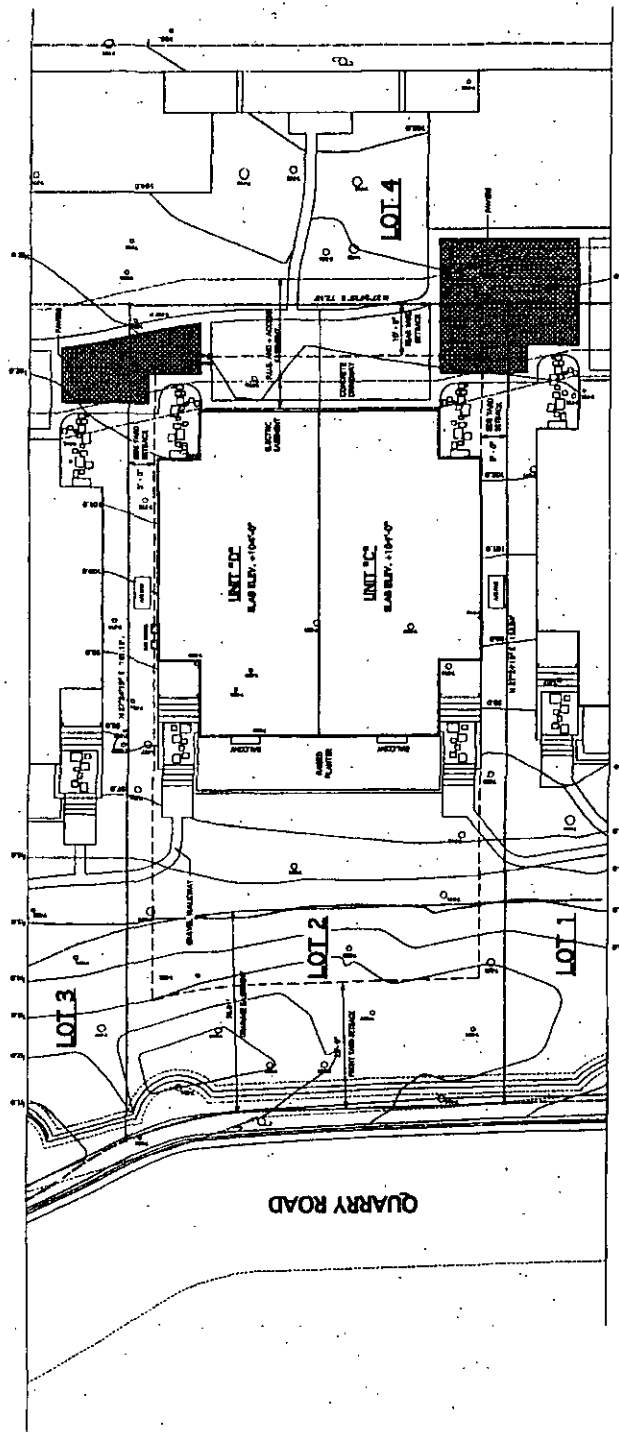
Sheet No. **A0.1**
Date: 12/15/2020
Scale: 1/4" = 1'-0"





1205 NORWALK LANE C/D
Austin, TX 78703
RICK BLACK ARCHITECT
1401 E. 27TH ST.
AUSTIN, TEXAS 78702
TELEPHONE: (512) 472-8884
FAX: (512) 472-8884

A1.1
SHEET 001
DATE: 01/15/01

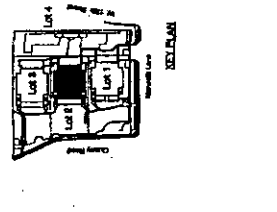
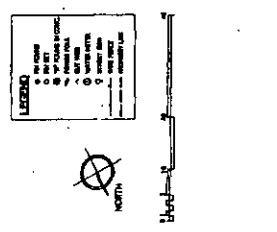


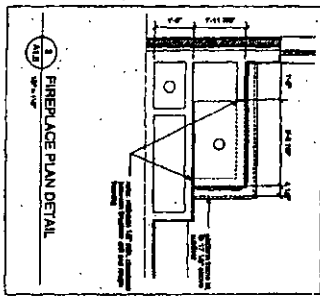
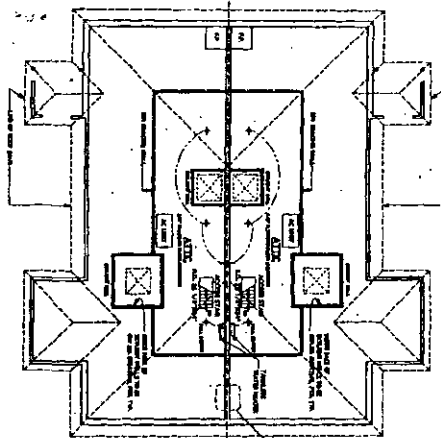
SITE PLAN
1"=40'-0"

Project Information

| Land Characteristics | | Soil Data | |
|----------------------|--------|--------------------|--------|
| Lot Area | 11.387 | Soil Type | CLAY |
| Building Coverage | 1.000 | Soil Depth | 10.000 |
| Soil Elevation | 100.00 | Soil Slope | 1.00% |
| Topography | FLAT | Soil Stability | STABLE |
| Vegetation | None | Soil Erosion | None |
| Water | None | Soil Contamination | None |
| Utilities | None | Soil Remediation | None |
| Other | None | Soil Disposal | None |

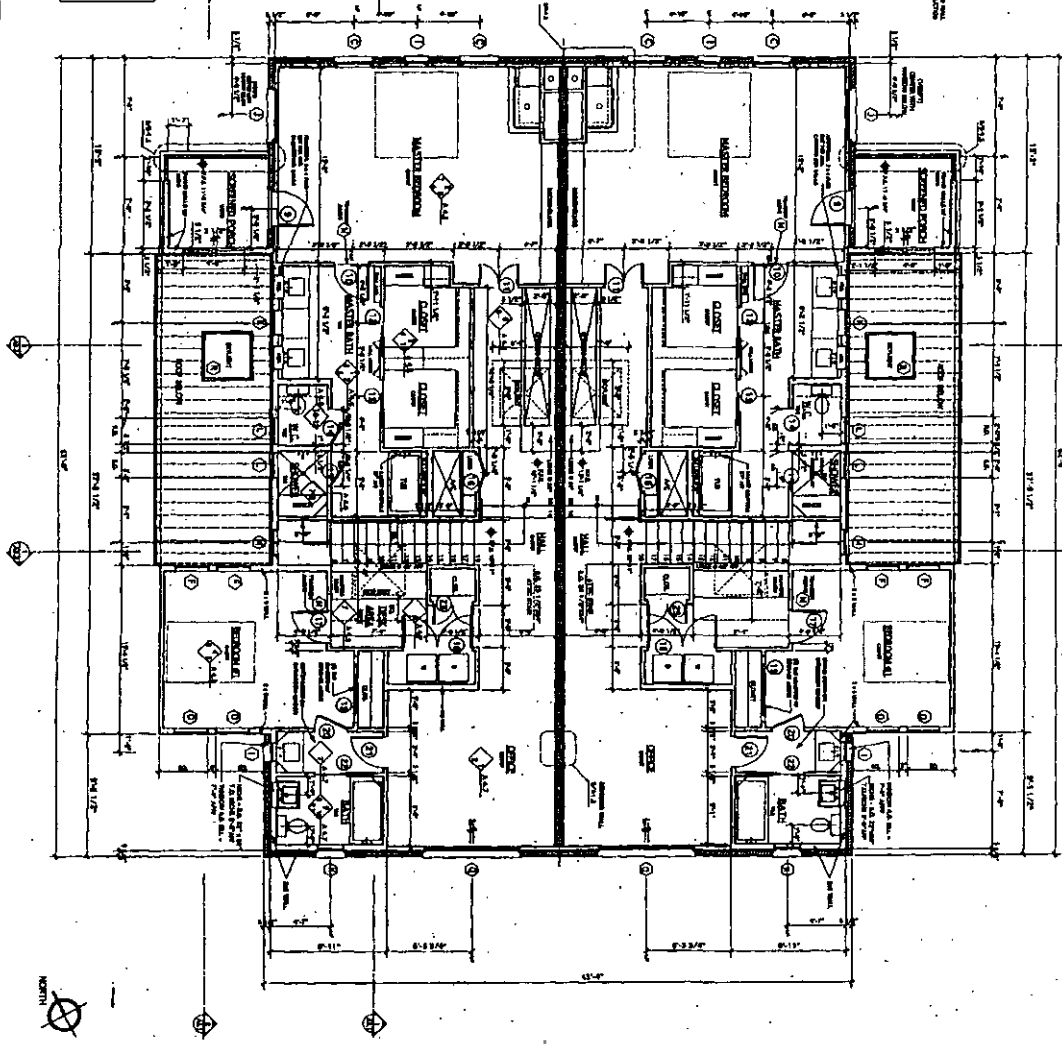
| Building Characteristics | | Soil Data | |
|--------------------------|--------|--------------------|--------|
| Lot Area | 11.387 | Soil Type | CLAY |
| Building Coverage | 1.000 | Soil Depth | 10.000 |
| Soil Elevation | 100.00 | Soil Slope | 1.00% |
| Topography | FLAT | Soil Stability | STABLE |
| Vegetation | None | Soil Erosion | None |
| Water | None | Soil Contamination | None |
| Utilities | None | Soil Remediation | None |
| Other | None | Soil Disposal | None |





FINISHES NOTES:
 1. ALL INTERIORS TO BE FINISHED WITH 1/2" GYP BOARD.
 2. ALL EXTERIORS TO BE FINISHED WITH 1/2" GYP BOARD.
 3. ALL EXTERIORS TO BE FINISHED WITH 1/2" GYP BOARD.

1 SECOND FLOOR PLAN



A1.3

1205 NORWALK LANE C/D
 AUSTIN, TX 78702

RICK BLACK ARCHITECT
 1401 E. 7TH ST.
 AUSTIN, TEXAS 78702

TELEPHONE: 512-472-8888
 FAX: 512-472-8888





A2.2

1205 NORWALK LANE C/D

1205 NORWALK LANE C/D

1205 NORWALK LANE C/D

1205 NORWALK LANE C/D

1205 NORWALK LANE C/D

1205 NORWALK LANE C/D

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1205 NORWALK LANE C/D

1205 NORWALK LANE C/D

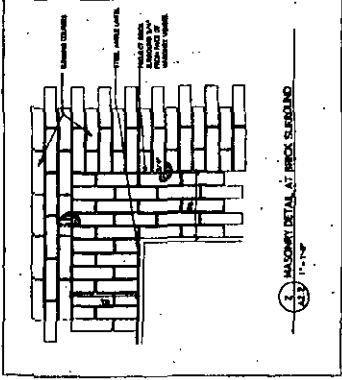
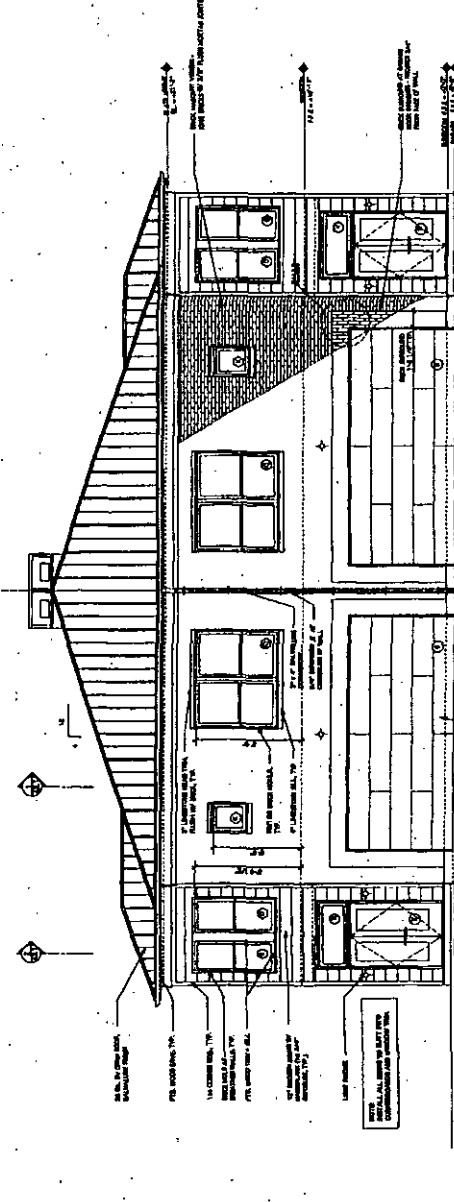
1205 NORWALK LANE C/D



Rock Black Architect
Austin, Texas 78702
1401 E 7TH ST.
Austin, Texas 78702
TEL: 512-477-4000
FAX: 512-477-4000

1205 NORWALK LANE C/D

1 SOUTH ELEVATION



ORDINANCE NO.

AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 1205 NORWALK LANE FROM CERTAIN DEVELOPMENT REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 TO ALLOW CONSTRUCTION OF A DUPLEX RESIDENCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. This ordinance applies to the construction of a duplex residence on property located at 1205 Norwalk Lane. The two story structure will have a floor area of 5,708 square feet.

PART 2. Applicant has filed a waiver application requesting that Council waive Part 4(B) of Ordinance No. 20060309-058 which limits a building permit for the size of a new structure to the greater of the following:

- (1) 0.4 to 1 floor-to-area ratio;
- (2) 2,500 square feet; or

PART 3. Council has considered the factors for granting a waiver from development regulations prescribed by Ordinance No. 20060309-058. Council finds that such a waiver is justified because:

- (A) the development limitation imposes undue hardship on the applicant; and
- (B) the development proposed by the applicant will not adversely affect the public health, safety, and welfare.

PART 4. A waiver is granted from Part 4(B) of Ordinance 20060309-058 to allow the construction of a duplex residence located at 1205 Norwalk Lane, for a total structure size not to exceed 5,708 square feet.

PART 5. This ordinance takes effect on _____, 2006.

PASSED AND APPROVED

_____, 2006

§
§
§

Will Wynn
Mayor

APPROVED:

David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

DRAFT

WAIVER REQUEST STAFF REPORT

PERMIT NUMBER: BP-06-6956R

COUNCIL DATE: October 5, 2006

APPLICATION DATE: August 16, 2006

OWNER: Burlington Ventures

ADDRESS: 1205 Norwalk Lane

BACKGROUND

- A re-subdivision for 4 lots was approved on May 20, 1999.
- On June 30, 1999 the first phase of the construction began and a Building Permit was issued (9916599). The development of a new two story duplex was completed and a Certificate of Occupancy was secured November 18, 1999.
- On October 10, 2005 the second phase of construction began and a Building Permit (05018200) was issued.
- On August 16, 2006 applicant submitted for Building Permit for Lot 2 with the same proposed development as the previous submittals. Under Ordinance 20060309-058, applicant must request waiver because different regulations now apply.

REQUEST

Applicant requests a waiver from Part 4 Section (B) of Ordinance 20060309-058 which states that for a building permit for a new structure on a lot, the new structure's size is limited to the greater of:

- (1) 0.4 to 1 floor-to-area ratio;
- (2) 2,500 square feet.

PROPOSED DEVELOPMENT

Applicant proposes the following construction:

- Construct a new two story 5708 s.f. of gross floor area duplex at 1205 Norwalk

Applicant proposes additional construction:

- 112 s.f. covered porches
- 918 s.f. attached garages
- 128 s.f. covered balconies (counted in FAR per Ordinance)
- 20 s.f. uncovered patio

SETBACKS

The applicant will meet the front yard setback of 25 feet prescribed by the Land Development Code.

DEVELOPMENT REGULATIONS

Proposed structure will exceed size limitations set forth in Part 4 Section (B) creating a FAR of .506.

ZONING

- This lot is currently zoned Single Family Residential (SF-3).
- It lies within the West Austin Neighborhood Group, Austin Neighborhoods Council, and the Home Builders Association of Greater Austin.

WAIVER

The applicant requests the waiver from Part 4 Section (B) on the following grounds:

- The regulations imposes undue hardship on the applicant, the development proposed by the applicant will not adversely affect the public health, safety and welfare and waiving the regulation will not have a substantially adverse impact on neighboring properties.

STAFF ASSESSMENT

The information submitted with the applicant's waiver application can be summarized as follows:

- Letter from P.E. stating development will not cause additional impacts to the existing drainage system.
- Information was provided indicating undue financial hardship.
- Photos from the neighborhood submitted as evidence that the new structure will be compatible to the existing structures in the neighborhood.
- Consideration that the project the developer designed and had infrastructure in place for ultimate build out, and is the same endeavor that the applicant is attempting to complete.

STAFF RECOMMENDATION: APPROVAL

Staff recommends approval of the waiver request based on the information that the applicant has submitted.